

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**HILLSIDE COTTAGE, 27A
CRAIGARUSKY ROAD,**

OFFERS OVER £575,000

Located on Craigarusky Road close to the charming village of Killinchy, this stunning nearly new detached bungalow offers a perfect blend of luxury and comfort. Set on approximately 2 acres, the property boasts an impressive 2,500 square feet of living space, making it an ideal family home.

Built in 2021, this bungalow features three spacious reception rooms, including a formal living room with a striking feature fire and a sunroom that opens directly to the beautiful garden. The heart of the home is undoubtedly the luxury kitchen, which is equipped with a good range of integrated appliances, an island for casual dining, and a feature double-sided fire that adds warmth and character to the space. A separate utility room provides convenient access to a cloakroom and guest WC, enhancing the practicality of the layout.

The property comprises three generously sized double bedrooms, with the primary bedroom benefiting from an ensuite shower room and walk-in-wardrobe. The other two bedrooms are thoughtfully designed, one with built-in wardrobes, ensuring ample storage space. Throughout the bungalow, you will find a high standard of finish and modern decor, creating a welcoming and stylish atmosphere.

Outside, the property features a double garage with electric doors and a stone driveway that offers parking for multiple vehicles, making it perfect for families or those who enjoy entertaining. The semi-rural location provides a peaceful retreat while still being within easy reach of local amenities.

This exceptional bungalow is a rare find and is sure to appeal to those seeking a luxurious lifestyle in a tranquil setting. Don't miss the opportunity to make this beautiful property your new home.



Key Features

- Stunning Detached Bungalow In A Semi Rural Location On Circa 2 Acres
- Separate Utility Room With Access To A Cloakroom And Guest WC
- Double Garage With Electric Doors, Driveway In Stone With Parking For Multiple Vehicles
- Finished To A High Standard Throughout With Modern Decor
- Luxury Kitchen With A Good Range Of Integrated Appliances, Island And Feature Double Sided Fire
- Two Reception Areas, Formal Living Room With Feature Fire And Sunroom With Doors To Garden
- Three Double Bedrooms, Primary With Ensuite Shower Room and Walk-In-Wardrobe
- Viewing Is Highly Recommended To Fully Appreciate The Size, Finish And Location



Accommodation

Comprises:

Entrance Porch

Wood effect flooring, double doors to entrance hall.

Entrance Hall

Wood effect flooring, recessed spotlighting, double doors to formal living room, access to roof space.

Formal Living Room

17'8" x 16'4"

Wood effect flooring, dual aspect views, double sided fireplace with granite hearth.

Primary Bedroom

15'5" x 14'9"

Double room, fully fitted walk in wardrobe, recessed spotlighting, wood effect flooring, ensuite shower room.

Ensuite Shower Room

White suite comprising vanity unit with sink, storage and mixer tap, feature light mirror, low flush wc, large corner shower enclosure with overhead shower and glazed doors, wall mounted chrome radiator, recessed spotlighting, extractor fan, tiled flooring, tiled walls.

Bedroom 2

17'4" x 15'5"

Double room, built in robes, wood effect flooring, recessed spotlighting.

Bedroom 3

15'5" x 12'5"

Double room, dual aspect views, wood effect flooring, recessed spotlighting.

Bathroom

White suite comprising vanity unit with sink, storage and mixer tap, feature light mirror, low flush wc, large walk in shower enclosure with overhead shower and glazed door, recessed spotlighting, extractor fan, tiled walls, tiled flooring.

Kitchen/Dining Room

24'3" x 16'8"

Luxury range of high and low level units, quartz work surfaces and upstands, feature glazed units, integrated dishwasher, integrated bin drawer, space for range cooker, extractor fan and hood, "Caple" one and a quarter undermounted sink with mixer tap, large island with storage, space for dining area, double sided fire, recessed spotlighting, tiled flooring, double doors to sunroom.

Sunroom

16'4" x 14'9"

Tiled flooring, recessed spotlighting, double doors to garden area.

Utility Room

19'0" x 11'5" (@widest points)

Luxury range of low level units, quartz worksurfaces and upstands, single stainless steel sink with built in drainer and mixer tap, plumbed for washing machine, space for tumble dryer, space for fridge/freezer, recessed spotlighting, cloakroom, guest wc, door to side garden and garage access.

Guest WC

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, tiled flooring, tiled walls, extractor fan, recessed spotlighting.

Outside

Large driveway in stone, areas in lawn, parking areas, semi rural views, mature shrubs, trees and hedging.

Garage

27'6" x 26'2"

Double garage, oil fired boiler, electric up and over doors, power and light.



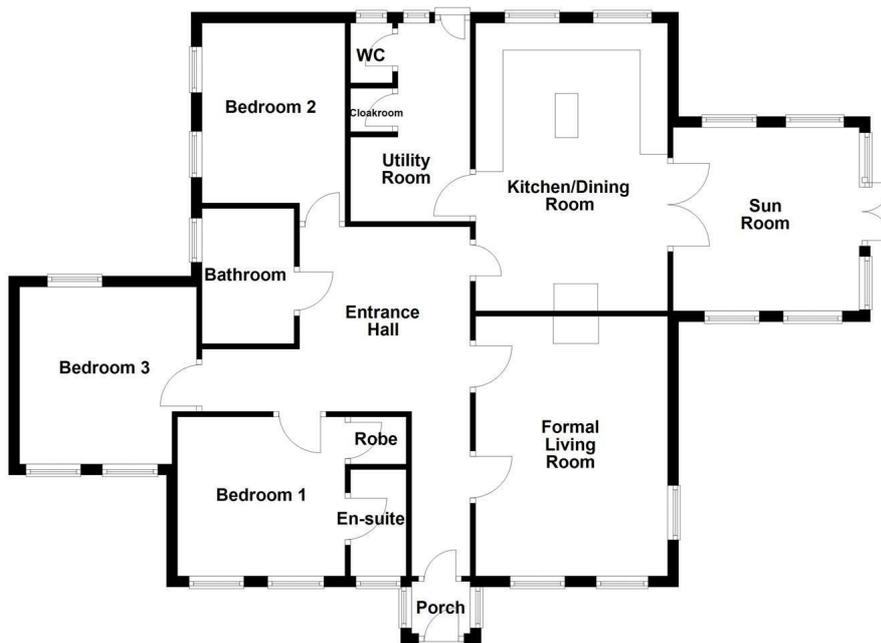








Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
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BALLYHACKAMORE
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028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



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