

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**CAIRNVIEW, 120
BALLYBARNES ROAD,**

OFFERS OVER £695,000

This exceptional detached home is set on an elevated site extending to approximately 0.75 acre, enjoying outstanding views over open countryside to both front and rear. Offering a superb blend of space, quality and privacy, the property has been meticulously maintained and is perfectly suited to modern family living.

Internally, the home provides bright and well-proportioned accommodation throughout, with a range of versatile reception spaces including a formal living room and separate lounge, both with feature fireplaces, alongside a spacious family room. The heart of the home is the luxury fitted kitchen, finished with quartz worktops and open plan to the dining and family areas, creating an ideal space for everyday living and entertaining, further complemented by a separate utility room and guest WC.

Upstairs, there are four generous double bedrooms, including a principal bedroom with a contemporary en suite shower room and access to a large balcony which takes full advantage of the surrounding views. A luxury family bathroom completes the first floor.

Externally, the property is approached by a sweeping driveway providing ample parking and access to a detached double garage. The gardens are laid in lawns with mature trees and planting, offering a high degree of privacy and a peaceful setting.

Conveniently located within easy reach of Holywood, Bangor, Newtownards and Belfast, and less than 10 minutes from a selection of leading primary and grammar schools, this is a superb opportunity to acquire a quality home in a highly desirable semi-rural location.



Key Features

- Stunning detached family home circa 2500 sq ft, set on an elevated site of approximately 0.75 acre
- Spacious luxury kitchen with quartz worktops open plan to dining and family areas
- Contemporary family bathroom, separate utility room and downstairs WC
- Generous gardens in lawns with mature trees, ample parking and countryside views
- Four well-proportioned double bedrooms, principal with luxury en suite and balcony
- Four reception rooms including drawing room and lounge, both with feature fireplaces
- Detached double garage with additional workshop space, power and light
- Convenient semi-rural location within easy reach of Holywood, Bangor, Newtownards and Belfast, and close to leading schools



Accommodation Comprises:

Entrance Hall

Welcoming entrance hall with wood flooring, corniced ceiling and understairs storage.

Formal Living Room

13'1" x 13'1" (into bay)

Bright front-facing reception room with bay window, wood flooring and feature open fireplace with cast iron inset, painted surround and tiled hearth

Lounge

19'4" x 10'9"

Spacious reception room with wood flooring and feature open fireplace. Double doors provide direct access to the rear garden.

Kitchen

16'4" x 13'9"

Luxury fitted kitchen with an excellent range of high and low level units, quartz worktops and upstands. Space for range cooker with feature splashback and integrated extractor, integrated dishwasher, Caple stainless steel undermounted sink, and twin integrated fridges and freezers. Tiled flooring, recessed spotlighting and access to utility room and guest WC.

Utility Room

11'1" x 6'2"

Luxury range of high and low level units and quartz worktops. Caple stainless steel sink, plumbed for washing machine, space for tumble dryer and door to rear garden.

Family Room

18'8" x 11'1"

Open plan living space with tiled flooring and recessed spotlighting, ideal for everyday use. Double doors to side garden and open to formal dining area.

Dining Room

17'0" x 10'9"

Formal dining space with wood flooring and dual aspect windows, seamlessly open to the family room.

Guest WC

Modern white suite comprising low flush WC and wall mounted wash hand basin with mixer tap. Feature tiling, tiled flooring and recessed spotlighting.

First Floor

Landing

Impressive galleried landing with wood flooring, access to roofspace and views over the reservoir.

Bedroom 1

13'5" x 12'9"

Spacious double bedroom with wood effect flooring and double doors leading to a large balcony with far-reaching semi-rural views.

Ensuite

Luxury white suite including wall hung WC, wash hand basin and walk-in shower with feature tiling and Mira Sport shower. Fully tiled floor, part tiled walls and recessed spotlighting.

Bedroom 2

12'9" x 11'9"

Double bedroom with wood effect flooring and double doors to a balcony enjoying open views.

Bedroom 3

16'4" x 9'10"

Generous double bedroom with wood effect flooring and views over the reservoir.

Bedroom 4

11'9" x 10'9"

Well-proportioned double bedroom with wood effect flooring and attractive views over the reservoir.

Bathroom

Contemporary family bathroom with panelled bath and mixer tap with hand shower attachment, separate corner shower with Mira Sport shower, low flush WC and wall mounted wash hand basin. Fully tiled floor, part tiled walls and recessed lighting.

Outside

Front gardens laid in lawn with mature planting, trees and hedging. Tarmac driveway providing ample parking and access to the side and rear. Enclosed rear gardens laid in lawn with mature shrubs and trees, enjoying a private aspect with countryside views. Oil tank, outside tap and external sockets.

Double Garage

22'6" x 19'5"

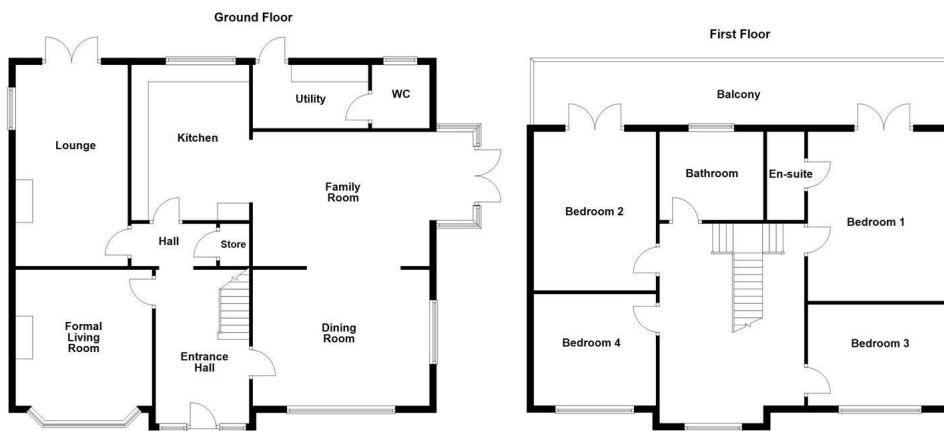
Detached double garage with power, light, built-in shelving and additional workshop space.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	63
(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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