



**5 MCBRIAR WAY,  
CARROWDORE, BT22 2UQ**

**OFFERS AROUND £219,950**

5 McBriar Way is a recently built, modern semi-detached home extending to approximately 1,356 sq ft, offering well-designed accommodation in a popular residential area of Carrowdore. Finished to a high standard throughout, the property benefits from oil fired central heating and double glazed windows.

The entrance hall features a tiled floor and leads to a bright and spacious kitchen/dining area. This contemporary space is the heart of the home and is fitted with a modern range of high and low level units, wood laminate work surfaces and a Belfast style sink with mixer tap. Integrated appliances include a dishwasher and fridge freezer, with space for a range cooker, extractor fan and hood. A breakfast bar with storage, wood effect tiled flooring, part tiled walls and built-in storage enhance both practicality and style. The adjoining utility room provides additional storage, plumbing for a washing machine and tumble dryer, wood effect tiled floor, extractor fan and a back door to the enclosed rear garden. A ground floor W/C completes the ground floor.

The living room is a comfortable and inviting space featuring a wood burning stove. On the first floor, the landing offers a hot press and additional storage. The main bedroom is a well-proportioned double with a modern ensuite shower room. Two further double bedrooms provide flexible family or home office space, one benefiting from built-in storage. The family bathroom is fitted with a contemporary white suite including a bath with shower attachment and glass screen.

Outside, the front of the property offers a stone driveway with space for two vehicles, an area laid in lawn and a paved walkway to the front door. The fully enclosed rear garden includes a patio area, artificial lawn, space for a shed, oil fired boiler and tank, side gate for bin access, outside tap and light, and an additional stone area, making it easy to maintain and ideal for outdoor use.



# Key Features

- Recently built, semi-detached home extending to approximately 1,356 sq ft, finished to a high standard and located in a popular residential area of Carrowdore
- Comfortable living room featuring a log burner, ideal for everyday living and entertaining
- Separate utility room with additional storage, plumbing for washing machine and tumble dryer, and access to the enclosed rear garden, plus a ground floor W/C
- Externally offering a stone driveway for two vehicles to the front and a fully enclosed, low maintenance rear garden with patio area, artificial lawn and side access
- Welcoming entrance hall with tiled floor leading to a bright and spacious kitchen/dining area
- Contemporary kitchen fitted with modern high and low level units, wood laminate work surfaces, Belfast sink, integrated dishwasher and fridge freezer, space for range cooker, and a breakfast bar with storage
- Three well-proportioned double bedrooms on the first floor, including a main bedroom with modern ensuite, along with a contemporary family bathroom
- Oil fired central heating and double glazed windows throughout



## Accommodation Comprises:

### Hall

Tiled floor.

### Kitchen/Dining

19'2" x 16'3"

Modern fitted kitchen, range of high and low level units, wood effect laminate work surface, Belfast style sink with mixer tap, integrated dishwasher, space for range cooker, integrated fridge freezer, extractor fan and hood, breakfast bar with storage, wood effect tiled floor, partly tiled walls and built in storage.

### Utility Room

6'9" x 5'5"

Range of high and low level units, laminate work surfaces, plumbed for washing machine and tumble dryer, wood effect tiled floor, back door to enclosed rear garden, extractor fan.

### Downstairs W/C

White suite comprising low flush w/c, vanity unit with mixer tap and storage, heated towel rail, wood effect tiled floor.

### Living Room

19'2" x 10'9"

Wood burning stove, tiled floor, part tiled walls, wood laminate flooring.

### First Floor

#### Landing

Hot press and storage.

### Bedroom 1

12'10" x 9'4"

Double bedroom.

### Ensuite

White suite comprising, walk in shower, wall mounted overhead shower, glass door, low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, tiled walls, extractor fan.

### Bedroom 2

10'9" x 9'1"

Double bedroom, wood laminate flooring, built in storage.

### Bedroom 3

10'9" x 9'8"

### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, low flush w/c, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor, part tiled walls, extractor fan.

### Outside

Front: Driveway in stones with space for two vehicles, area in lawn, paved walkway to the front door.

Rear: Fully enclosed, area in patio, area in artificial lawn, space for shed, oil fired boiler and tank, side gate for bin access, outside tap and light, area in stones.

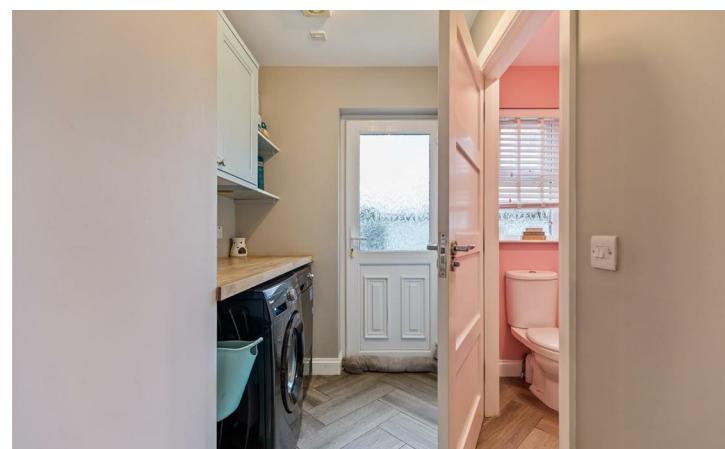
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To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



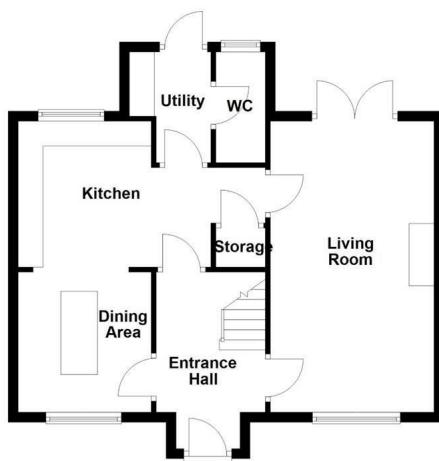




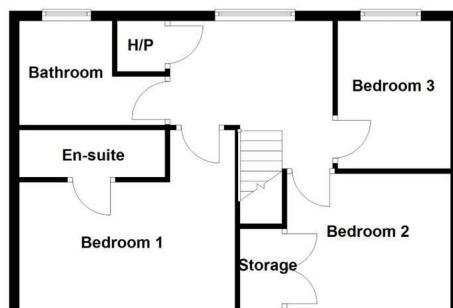




Ground Floor



First Floor



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		
(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 9188 8000.

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.

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