

ULSTER PROPERTY SALES

**UPS**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**142A MOUNTSTEWART  
ROAD, CARROWDORE,**

**OFFERS AROUND £425,000**

Located on the outskirts of Carrowdore, this modern detached home at 142a Mountstewart Road offers a perfect blend of comfort and contemporary living. Built in 2013, this impressive property spans an expansive 2,386 square feet, providing ample space for families seeking a stylish and functional residence.

Upon entering, you are greeted by a spacious reception room that creates an inviting atmosphere for both relaxation and entertaining. The heart of the home is undoubtedly the luxury kitchen, which features a central island and a walk-in pantry, seamlessly flowing into the family room. This open-plan design is ideal for modern living, allowing for easy interaction and a warm family environment.

The property boasts four generously sized double bedrooms, ensuring that everyone has their own private space. The primary bedroom is particularly noteworthy, complete with built-in robes and an en-suite shower room, offering a touch of luxury and convenience. Additionally, there is a well-appointed family bathroom on the first floor and a convenient ground floor WC, catering to the needs of both residents and guests.

Situated close to Carrowdore village, this home is within easy reach of local amenities, making daily life convenient. Furthermore, it is just a short fifteen-minute drive to both Bangor and Newtownards, providing access to a wider range of shops, schools, and recreational facilities.

This property is an exceptional opportunity for those seeking a modern family home in a desirable location. With its thoughtful design and proximity to local conveniences, it is sure to appeal to a variety of buyers.



## Key Features

- Modern Detached Home On The Outskirts Of Carrowdore
- Ground Floor WC, First Floor Family Bathroom And Primary With En-suite Shower Room
- Close To Carrowdore Village And Local Amenities And Within Fifteen Minutes Of Both Bangor And Newtownards
- Large Tarmac Driveway With Ample Parking, Detached Garage, Enclosed Rear Garden
- Luxury Kitchen With Island, Walk In Pantry, Utility Room And Open To Family Room
- Four Double Bedrooms, Primary With En-suite And Built In Robes
- Well Finished Throughout And Decorated To A High Standard
- Viewing Is Recommended To Fully Appreciate The Finish And Size



### Accommodation

#### Comprises:

#### Entrance Hall

Wood effect flooring, dado rail.

#### Cloakroom

#### Utility Room

9'2" x 8'6"

Plumbed for washing machine, space for tumble dryer, single stainless steel sink with mixer tap and built in drainer, storage room, tiled flooring, door to side garden.

#### Guest WC

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, tiled flooring.

#### Living Room

17'8" x 15'5"

Dual aspect views, open fire with tiled hearth, decorative tiled inset and carved wooden surround and mantle.

#### Kitchen/Dining Room

20'4" x 13'5"

Modern range of high and low level units, quartz work surfaces and upstands, integrated fridge/freezer, integrated dishwasher, space for range cooker, built in extractor fan, under mounted ceramic sink with mixer tap, island with storage, seating and under mounted ceramic sink with mixer tap, wood effect flooring, space for dining, walk in pantry, recessed spot lighting, open to:

#### Family Room

12'1" x 11'9"

Wood burning stove, double doors to rear garden, wood effect flooring.

#### Walk In Pantry

6'6" x 5'10"

Built in shelving.

#### First Floor

#### Landing

Office area, dado rail, hot press with storage, access to roofspace.

#### Bedroom 1

17'8" x 15'5"

Double room, built in robes, ensuite shower room.

#### Ensuite

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, shower enclosure with overhead shower and glazed door, wall mounted chrome radiator, tiled flooring.

#### Bedroom 2

13'9" x 9'6"

Double room.

#### Bedroom 3

13'9" x 9'6"

Double room.

#### Bedroom 4

9'6" x 9'2"

Double room.

#### Bathroom

White suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, panelled bath with mixer tap, shower enclosure with overhead shower and glazed door, wall mounted chrome radiator, tiled flooring, extractor fan.

#### Outside

Front: tarmac driveway with parking for multiple vehicles, mature planting scheme, area in lawn.

Rear: enclosed, paved entertaining area, area in lawn, mature plants, shrubs and trees, outside light, outside tap, oil storage tank, semi rural views, access to garage.

#### Garage

20'0" x 11'9"

Power and light.

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.

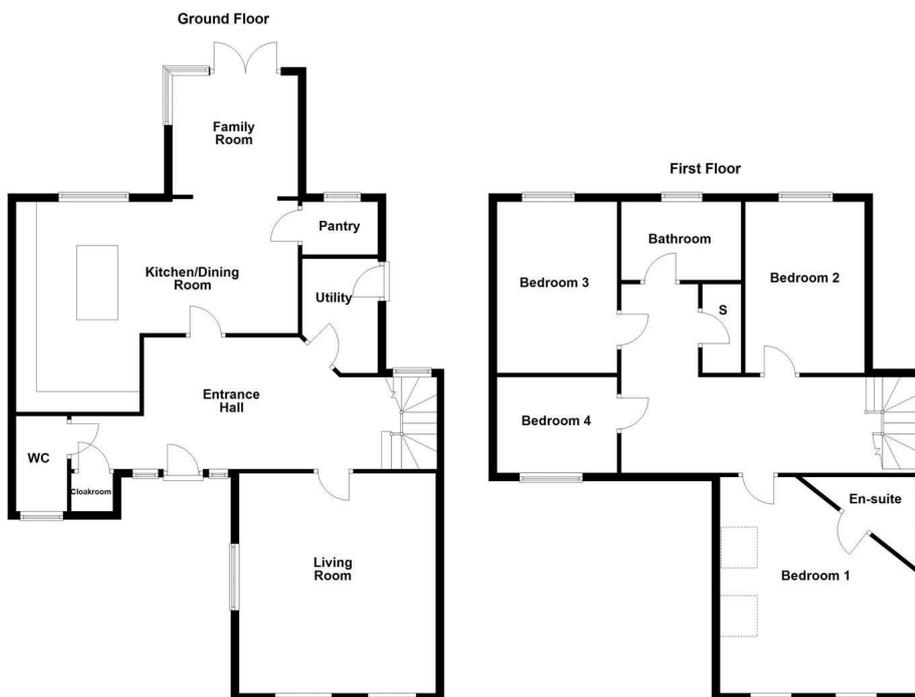
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	73
(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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