



35 MAIN ROAD  
NEWTOWNARDS BT22 1EH

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*Offers Around*  
**£325,000**

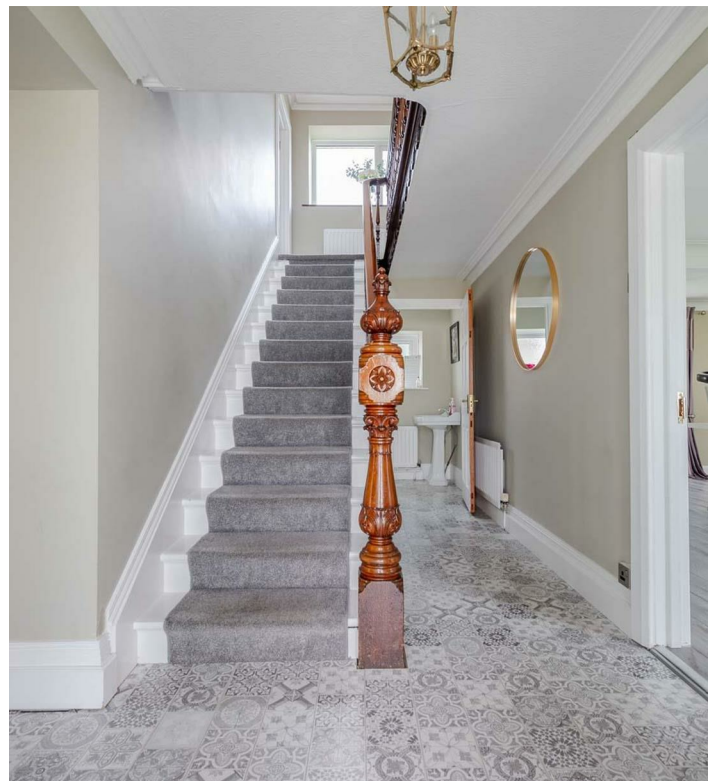


## HOUSE - DETACHED

| 6  | NO  | 3 

Add text here

- Exceptional detached family residence extending to over 2,500 sq ft
- Bright, spacious and versatile accommodation ideal for modern living
- Stunning country-style kitchen featuring bespoke cabinetry and an oil-fired Aga
- Inviting family room with feature stone fireplace and wood-burning stove
- Elegant dining room with double patio doors opening to the side garden
- Impressive games room complete with fitted bar area- perfect for entertaining
- Convenient ground floor WC
- Eye-catching mahogany-style staircase creating a grand entrance
- Six generously sized bedrooms, including a principal suite with en-suite shower room
- Luxurious main bathroom with four-piece white suite and twin vanity units



## ROOM DETAILS

ENTRANCE  
HALL:

LIVING ROOM:

KITCHEN:

GAMES ROOM/  
FAMILY ROOM

WC

DINING ROOM:

LANDING:

PRINCIPLE  
BEDROOM

ENSUITE  
SHOWER ROOM:

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BEDROOM (5):

BEDROOM (6):

BATHROOM:

Outside

DETACHED  
GARAGE:

SHED





## DIRECTIONS

From Newtownards, follow the A20 to Portavogie.  
Continue onto Main Road, number 35 is on the right.



## THE LOCAL AREA

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

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333   H'WOOD (028) 9042 8888   BANGOR (028) 9131 3833   D'DEE (028) 9188 8881   COMBER (028) 9187 1212

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