



Located off the Old Belfast Road on the Belfast side of Newtownards, this notably spacious, detached family home enjoys an established, mature location enhanced by the convenience of Newtownards town.

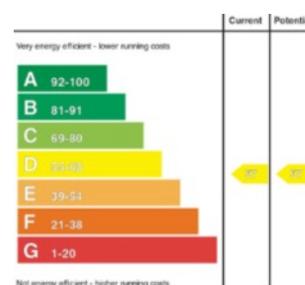
Nestled within a quiet cul-de-sac, the property occupies a fine level site affording views to Scrabo Tower. Extending to approx. 2,500 sq ft, the property offers a wealth of well-proportioned, adaptable accommodation lending itself perfectly to modern family living. Currently in the form of a spacious hallway, three reception rooms, an open plan kitchen/dining leading to utility plus conservatory. There are five bedrooms – three on the first floor / two on the ground floor plus two bathrooms, one on each floor. Externally, the property is enveloped by mature, private gardens; A sweeping tarmac driveway offers ample parking for several vehicles and leads to a large, attached garage.

Conveniently positioned for those wishing to commute to Belfast, the property is also nearby to the bustling town centre. Renowned primary & secondary schools, Ards Shopping Centre, local leisure centre and Scrabo Country Park are close to hand making it perfect for families also. Viewing is highly recommended to fully appreciate all this wonderful family home has to offer.

Offers Around
£289,950

3 Hadmore Heights,
NEWTOWNARDS,
BT23 4YU

Viewing by
appointment
through agent
028 9042 4747





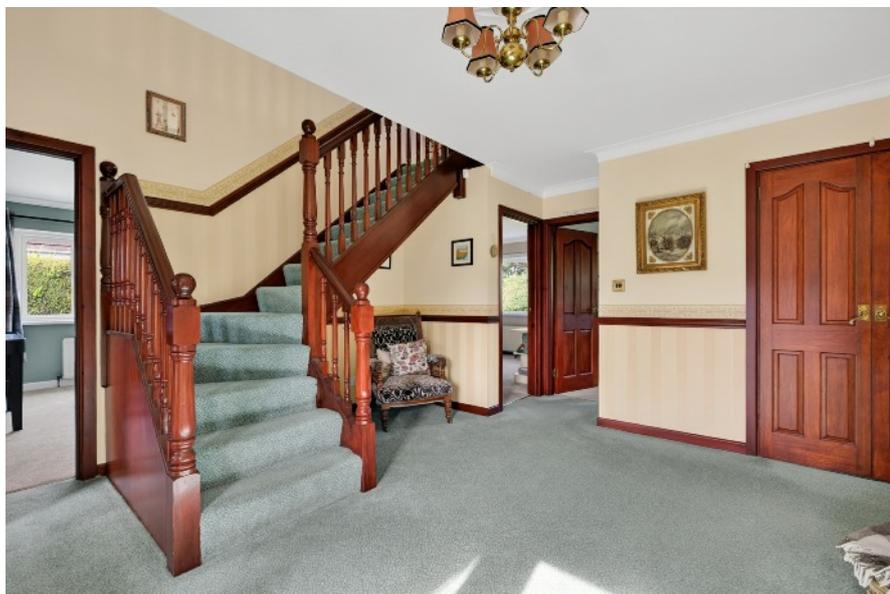
- Wonderful detached family home extending to circa 2,500 sqft
- Nestled within a quiet cu-de-sac with views to Scrabo Tower
- Bright, well-proportioned and adaptable layout
- Living Room (with wood burning stove)
- Sitting Room (with gas fire)
- Dining Room
- Open plan Kitchen - Dining
- Utility leading to:
- Conservatory
- Five Bedrooms - Three on first floor/Two on ground level
- Two Bathrooms - One of first floor/One on ground level
- Oil fired central heating
- Part uPVC double glazed / Part uPVC triple glazed – to side & back of property
- Attached Garage (measuring 22'1 X 15'3)
- Tarmac driveway offering ample parking for several vehicles
- Enveloped by mature gardens in lawn with patio, all bordered by shrubbery & trees
- Established & sought after location on Belfast side of Ards - ideal for commuters
- Nearby various amenities & recreational pursuits including schools, Ards Shopping Centre, Blair Mayne leisure centre & Scrabo Country Park

The Property Comprises:

Ground Floor

uPVC double glazed front door.

HALLWAY: Cloaks store.



LIVING ROOM: 20' 0" x 13' 10" (6.1m x 4.22m) Feature wood burning stove with timber mantle and attractive stone surround and hearth, ceiling rose, cornice ceiling, feature arch leaded windows.



Telephone 028 9042 4747
www.templetonrobinson.com

DINING ROOM: 11' 10" x 11' 10" (3.61m x 3.61m) Solid herringbone oak wooden floor.



FAMILY ROOM: 15' 5" x 11' 5" (4.7m x 3.48m) Wood burning stove with decorative surround and stone hearth.



KITCHEN OPEN PLAN TO CASUAL DINING: 15' 2" x 11' 4" (4.62m x 3.45m)

Fitted kitchen with excellent range of high and low level units with open shelving and built-in cooker canopy, stainless steel one and a half bowl sink with drainer and mixer tap, wood block effect worktops, ceramic tiled floor, tiled splashback, built-in dishwasher, built-in fridge. Ceramic tiled floor, raised breakfast bar.



UTILITY ROOM: 11' 5" x 6' 7" (3.48m x 2.01m) Range of built-in units, plumbed for washing machine, space for dryer.

CONSERVATORY: 13' 0" x 10' 6" (3.96m x 3.2m) Fully uPVC double glazed, double doors to exterior.



Telephone 028 9042 4747
www.templetonrobinson.com

BEDROOM (1): 16' 1" x 12' 8" (4.9m x 3.86m)

BEDROOM (5)/STUDY:: 12' 4" x 11' 6" (3.76m x 3.51m)



BATHROOM: Four piece suite comprising corner bath with mixer tap, fully tiled shower cubicle, low flush wc, vanity unit with wash hand basin, fully tiled walls, window.

First Floor

SPACIOUS LANDING: Store x 2.



BEDROOM (2): 13' 7" x 11' 5" (4.14m x 3.48m)

BEDROOM (3): 13' 7" x 12' 4" (4.14m x 3.76m) Feature dormer window.



BEDROOM (4): 9' 9" x 8' 0" (2.97m x 2.44m)

BATHROOM: White bathroom suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc, half tiled walls, ceramic tiled floor. Access to eaves storage, dormer Velux window.



Outside

Nestled within a quiet cul-de-sac with views to Scrabo Tower.

Tarmac driveway offering ample parking for several vehicles.

Enveloped by mature gardens in lawn bordered by array of shrubbery and mature trees. Timber shed. Outside tap and light.



Location:

Travelling into Newtownards from Belfast along the A20/Kempe Stones Road; At the roundabout, take the third exit onto Blair Mayne Road South. Continue straight through the mini roundabout onto Messines Road then turn right onto Scrabo Road. Continue along Scrabo Road onto Old Belfast Road. Hadmore Heights is on the right.



Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.