

## **NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County Down, BT23 7HZ

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TYPE B4, SITE 8 CARLETON BRIDGE MEWS,

ASKING PRICE £189,950

\*\* Images shown are for a different house type within the same development.

CARLETON BRIDGE MEWS IS THE LATEST DEVELOPMENT FROM DUNLOP HOMES, INTRODUCING AN ATTRACTIVE MIX OF DETACHED AND SEMI-DETACHED HOMES LOCATED ON SOUTH STREET, NEWTOWNARDS.

GREENER Living. Better for the planet. Better for you.

Dunlop homes is committed to reducing the overall impact of construction on the natural environment by building eco-friendly homes that deliver considerable cost benefits to our customers. Each home in CARLETON BRIDGE MEWS features Solar PV Panels that sit level with the roof tiles to provide a seamless and subtle finish to your home. By embracing this energy-efficient technology, residents could be eligible for favourable 'green mortgages' that offer preferential terms and the potential to save on yearly utility bills.

These three and four-bedroom homes offer classically designed brick and render finishes set among beautiful and thoughtfully landscaped streetscapes close to some of the most desirable locations that any location could offer.

Newtownards offers residents the peace and calm of a semi-rural town, complemented by an abundance of amenities and attractions that cater for one of Northern Ireland's most popular places to live. It's not hard to see why. The town and surrounding areas are a hive of indoor and outdoor activity, including a vibrant cafe culture, many local and national shopping brands, excellent educational facilities and some of the finest recreational opportunities around.

Few developments offer the accessibility of CARLETON BRIDGE MEWS to stunning outdoor space. The beech and hazel woodland of Scrabo Country Park is just a five minute drive. Also, Londonderry Park is a few minutes' walk away, where recreation and sport are catered for across various pitches, public parkland and play areas.



# **Key Features**

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### SPECIFICATION KITCHEN AND UTILITY

High quality units with a choice of worktop, doors and handles

Integrated appliances to include electric hob, electric oven, extractor fan, fridge/freezer and dishwasher

Free standing washing machine/dryer included Concealed under unit lighting in kitchen BATHROOM, ENSUITE AND WC

Contemporary white sanitary ware with chrome fittings

Separate shower in the bathroom (where applicable) or a shower over the bath Chrome towel radiators

CARPET AND TILING

Carpet to lounge, stairs, landing and all bedrooms

Floor tiling to hall, kitchen, utility, cloakroom, bathroom and ensuite

Wall tiling to shower enclosures, around the bath and splashbacks to all wash hand basins HEATING

Cas fired central heating Energy efficient boiler fitted which provides hot water on demand

Thermostatically controlled radiators fitted throughout INTERNAL FEATURES

Walls, ceilings, doors and woodwork painted

throughout Generous electrical specification to include

power points, TV points to all bedrooms and phone points Security alarm

French doors leading to patio area Downlights to kitchen, WC, bathroom and ensuite

EXTERNAL FEATURES

Extensive landscaping throughout the development

Paved patios and pathways Hedging and painted railings to selected sites Lawns laid in turf to rear and front gardens, where applicable

External water tap High quality front door and uPVC windows Concrete tile roof

House finished with coloured render Sunrooms are available on properties where indicated on site plan WARRANTY

All homes come with a 10 year NHBC Warranty

Accommodation Comprises:

**GROUND FLOOR** 

**Living Room** 16'10 x 11'07 max

**Kitchen / Dining** 15'03 x 12'04 max

**WC** 5'09 x 3'03

**FIRST FLOOR** 

**Master Bedroom** 15'02 x 9'06

**Bedroom 2** 12'08 x 7'10

**Bedroom 3** 9'03 x 7'0

Bathroom 8'01 x 6'09

**Linen Closet** 3'03 x 2'07





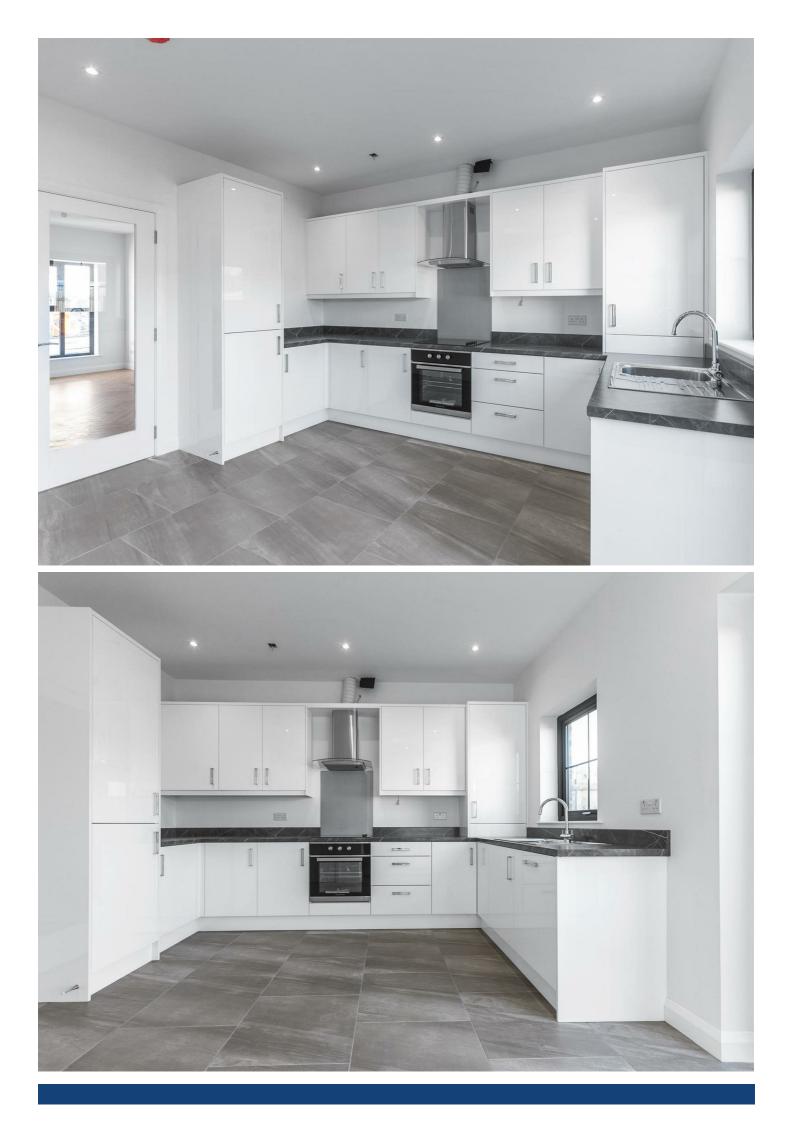










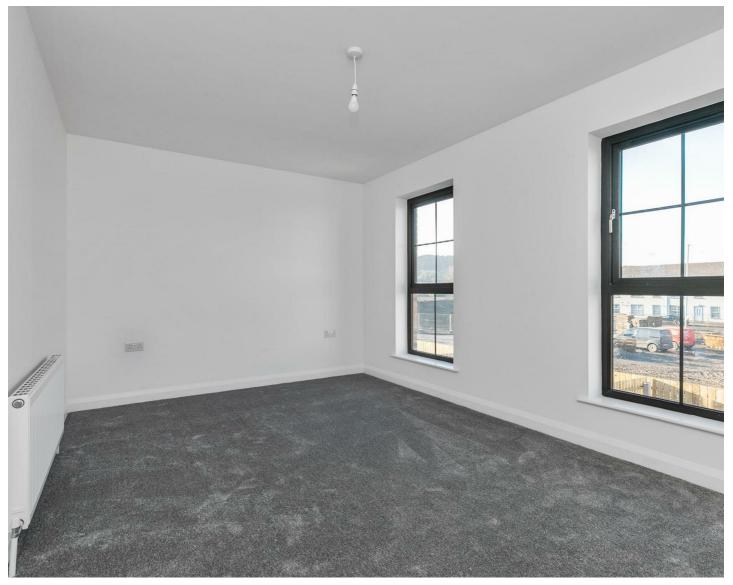


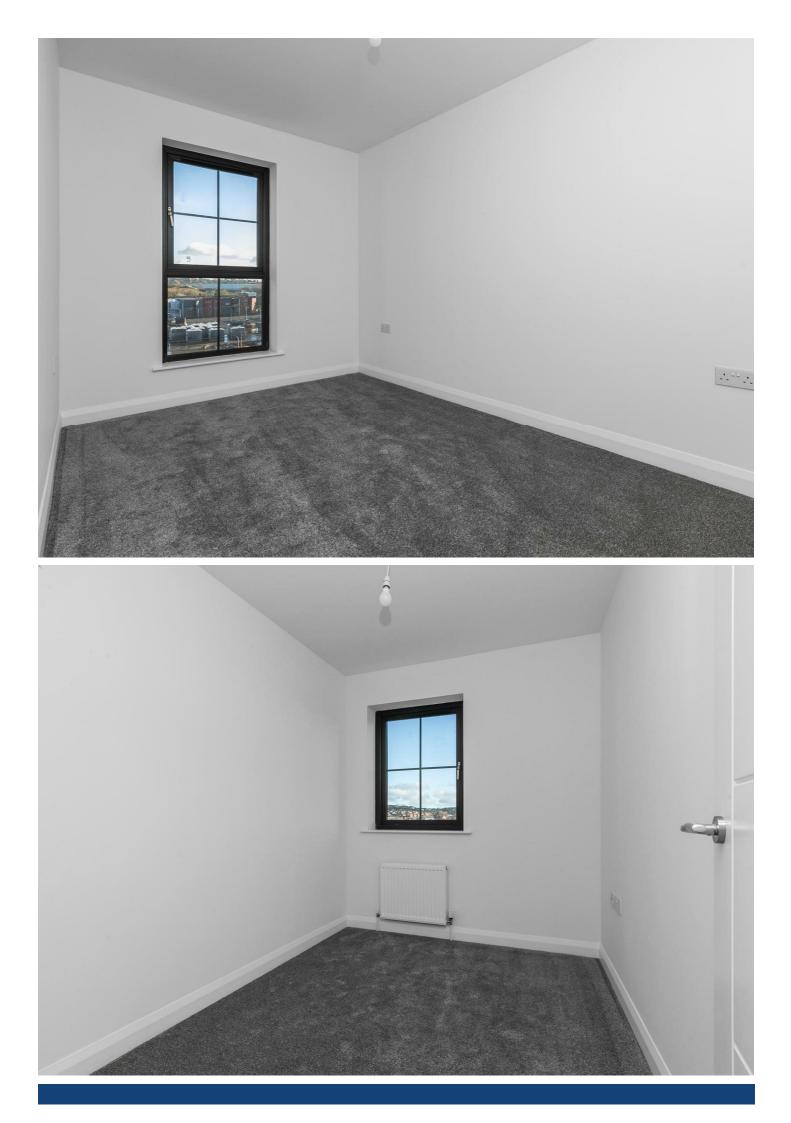




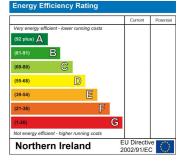












## Questions you may have. Which mortgage would suit me best? How much deposit will I need? What are my monthly repayments going to be? To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444. Your home may be repossessed if you do not keep up repayments on your 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.

ANDERSONSTOWN 028 9060 5200 **BALLYHACKAMORE** 028 9047 1515 BALLYMENA 028 2565 7700

BALLYNAHINCH 028 9756 1155 BANGOR 028 9127 1185 CARRICKFERGUS 028 9336 5986

**CAUSEWAY COAST** 0800 644 4432 CAVEHILL 028 9072 9270 MALONE DOWNPATRICK 028 9066 1929 028 4461 4101

FORESTSIDE 028 9064 1264 GLENGORMLEY 028 9083 3295

**NEWTOWNARDS** 028 9181 1444



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