

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**BLACKBERRY GLEN, SITE 3  
GOLDEN GLEN ROAD,**

**£625,000**



\*Photographs are for illustration purposes only and depict an alternative house within the same development.

Newtownards is a historic, bustling, market town located at the most northern tip of Strangford Lough, 10 miles east of Belfast and easily accessible to all main arterial routes to the city, airports and neighbouring towns and villages.

Newtownards is a popular residential location due to the wide range of amenities on offer, especially the variety of retail shops, restaurants, shopping centre, schools and historical sites. The highly acclaimed Regent House Grammar School is located within the town, not to mention the multiple primary and secondary schools to choose from in the area, to assure all educational needs are catered for.

Blackberry Glen is situated on the Belfast side of the town, just off the Mountain Road, which is popular due to its proximity to the arterial routes to Belfast and is known for its substantial detached homes.

It is an exclusive gated development, accessed via electric gates and a sweeping driveway off Golden Glen Road, in a private, secluded setting with each home being individually finished to an extremely high standard.

Benefitting from lake views, rural views and views over Strangford Lough and Scrabo Tower, these unique properties will appeal to anyone hoping to live in an exclusive, private setting on the outskirts of Newtownards.



## Key Features

- Located Off The Popular Mountain Road
- Semi Rural Outlook With Lake And Countryside Views
- Gas Fired Central Heating And PVC Double Glazing
- Modern Kitchen Open To Living Space With Separate Utility
- Accessed Via A Sweeping Driveway With Electric Gates
- High Specification And Finish Throughout
- Four Large Bedrooms, Master Ensuite
- Luxury Development Of Detached Homes



### Accommodation Comprises

#### Entrance Hall

#### Kitchen/Family room

30'6" x 14'9"

#### Utility Room

7'11" x 5'10"

#### WC

7'11" x 3'0"

#### Living Room

30'6" x 14'9"

#### First Floor

#### Landing

#### Master Bedroom

19'4" x 13'5" (at widest points)

#### Ensuite

8'2" x 9'6"

#### Bedroom 2

13'5" x 15'1"

#### Bedroom 3

15'1" x 13'5"

#### Bedroom 4

11'1" x 9'6"

#### Bathroom

### Outside

#### Specification - Internally

- Painted finish throughout
- Painted moulded MDF Skirtings and Architraves
- Oak internal doors with complimentary ironmongery
- Wall tiling to Shower enclosures and splashbacks were applicable
- Ground floor tiled with the exception of lounge/dining room.
- Carpets to bedrooms, stairs and landing
- Tiling to bathroom and ensuite floors
- Underfloor Heating to Ground Floor
- Gas Combi Boiler With Mega Flow Hot Water tank
- Comprehensive electrical specification

#### Specification - Externally

- Coloured render with Stone (site 3) or T&G Cladding (site 4)
- Anthracite colour PVC Windows / Aluminium Patio Doors
- Hardwood painted entrance doors
- Seamless guttering with downpipes
- Lawns sowed out in grass
- Timber fences to rear and party boundary
- Feature planting
- Matching single Garage with powered roller door
- Natural paving to patios / Brick sets to driveway
- Wired for future feature lighting to the garden



















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlansUp.

**Site 3 Blackberry Glen**

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.

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