

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**70 MILECROSS ROAD,  
NEWTOWNARDS, BT23 4SR**

**OFFERS AROUND £550,000**

Recently modernised to a great standard and benefitting from views over Newtownards and towards Scrabo Tower, this spacious home will appeal to a range of buyers, particularly those hoping to live in the Belfast side of Newtownards to be close to the commuter route.

The owners of this lovely home have put thought into each room and the result is a bright, modern, adaptable house with fantastic reception space, luxury finishes, storage throughout and good outdoor entertaining areas.

The ground floor comprises living room, dining room, office/bedroom, guest wc, kitchen/living room, utility room, bathroom, two further bedrooms and on the first floor there is a primary suite with luxury shower room and a fully fitted dressing room. Externally, there are areas in lawn, mature trees, a paved BBQ area and a recently constructed raised decked area with stunning views.

Any buyer could walk in and sit down in this fabulous home and we recommend viewing at your earliest convenience to avoid disappointment.



## Key Features

- Stunning Detached Home On The Outskirts Of Newtownards
- Uninterrupted Views Over Newtownards And Towards Scrabo Tower
- Open Plan Kitchen/Living Area With Modern Kitchen And Separate Utility Room
- Formal Living Room With Multi Fuel Stove, Dual Aspect Views And Feature Windows
- Adaptable Accommodation With Four/Five Bedrooms Over Two Floors
- Guest WC, Modern Family Bathroom And Primary Bedroom With Luxury Shower Room
- Large Driveway With Parking Area And Double Garage
- Viewing Is Highly Recommended For This Exceptional Home



### Accommodation Comprises:

#### Entrance Hall

Tiled floor, panelled ceiling, feature radiator cover and open to living room.

#### Living Room

20'0" x 14'9"

Dual aspect views, inglenook style fireplace with slate hearth, slate inset and multi-fuel burning stove, corniced ceiling, laminate flooring, ceiling rose and views over Newtownards.

#### Dining Room

12'1 x 12'

Wood laminate flooring, corniced ceiling, Inglenook style feature opening with tiled hearth and Chinese slate inset, window overlooking rear garden and feature radiator cover.

#### Guest WC

White suite comprising low flush wc, vanity unit with storage and mixer tap, wood paneling and tiled floor.

#### Kitchen/Living Room

26' x 14'1

Luxury range of high and low level units with quartz worksurfaces with waterfall edge, undermounted 'Blanco' sink with mixer tap, quartz windowsills, integrated induction hob with black extractor fan and quartz splash back, island with quartz work surfaces and waterfall edge, bank of units with integrated double oven, space for fridge freezer, breakfast bar seating area, dual aspect views, feature 'Church' style window, recessed spotlighting, tiled floor and area for dining.

#### Utility Room

10' x 9'1

Modern range of high and low level units with wooden work surfaces, built in feature shelving, plumbed for washing machine, space for tumble dryer, 'Belfast' type sink with mixer tap, recessed spotlighting, door to rear garden and storage cupboard.

#### Rear Hall

Tiled floor. Barn door to:

#### Bedroom 2

13'1 x 10'0

Double room with wood laminate floor.

#### Bedroom 3 / Office

12'1 x 10'

Wood laminate flooring, built in storage and overlooking rear garden.

#### Bedroom 4 / Family Room

13'1 x 10'

Views over Scrabo Tower.

#### Bathroom

White suite comprising paneled bath with waterfall tap, low flush wc, built in unit with storage and waterfall tap, tiled splashback, walk in shower enclosure with overhead shower and glazed shower screen, chrome wall mounted radiator, recessed spotlighting, extractor fan, partly tiled walls and tiled floor.

#### First Floor

#### Landing

Velux type window and built in storage.

#### Primary Suite

15' x 15'

Built in robes and media section, Juliette style balcony with views over Scrabo, Strangford Lough and surrounding fields, recessed spotlighting, access to roofspace.

#### Ensuite

White suite comprising walk in shower enclosure with overhead shower and Crittal style shower screen, low flush wc, vanity unit with storage and mixer tap, two wall mounted radiators, velux type window, tiled floor, partly tiled walls, extractor fan and recessed spotlighting.

#### Dressing Room/Bedroom 5

19'0 x 10'0

Fitted robes with built in storage, space for dressing table and views over Newtownards.

#### Outside

Front - Gated entrance, tarmac driveway for multiple vehicles, area in lawn, mature shrubs and trees, semi-rural views and views over Newtownards.

Side - Paved entertainment area with space for seating and raised decked entertainment area.

#### Garage

23' x 17'1

Double Garage with up and over door, Worcester Bosch boiler and access to roofspace.



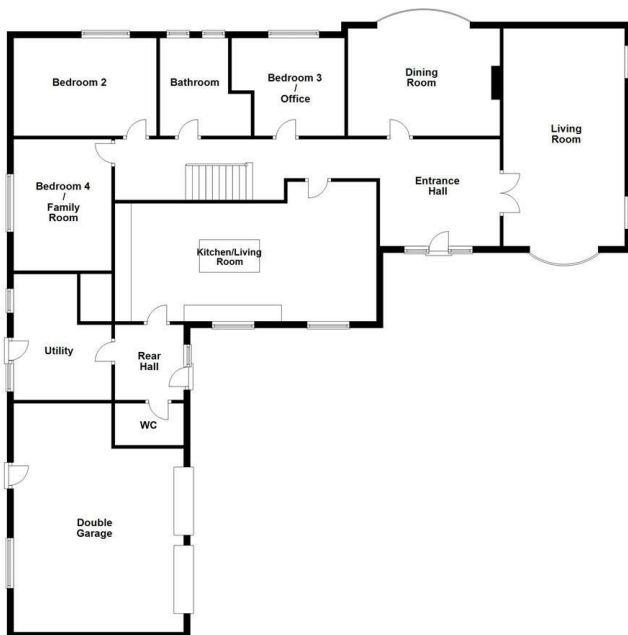




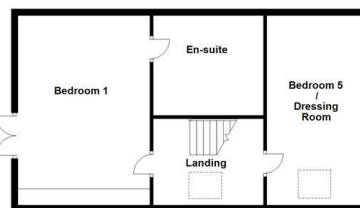




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 for any prospective purchase. 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 PlanIt.ie.

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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