

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SITE 2, 3 NEWTOWNARDS ROAD,  
GREYABBEY, BT22 2QQ**

**ASKING PRICE £495,000**



Located on the outskirts of the historic village of Greyabbey, this stunning new build detached residence forms part of an exclusive development of just four homes, offering a rare combination of privacy, style, and modern convenience.

Designed with family living in mind, the property extends to four spacious double bedrooms, including a master suite with ensuite shower room. The heart of the home is the impressive open plan kitchen, living and dining area, a contemporary space perfect for entertaining or everyday family life. A separate utility room and walk-in larder further enhance the practicality of this beautifully considered layout.

Externally, the property is complemented by landscaped gardens to the front and rear, providing an inviting setting for outdoor relaxation and entertaining. A tarmac driveway leads to an integral garage, ensuring excellent parking and storage options.

Combining the charm of a semi-rural setting with modern design and convenience, this home presents an exceptional opportunity for families and professionals alike. With its prime location close to local amenities, scenic coastal walks, and commuter links, this is more than a home — it's a lifestyle.



## Key Features

- Beautiful New Builds On The Outskirts Of Greyabbey
- Private Site With Only Four Dwellings
- Four Double Bedrooms, Primary Bedroom With Ensuite Shower Room
- Open Plan Kitchen/Living/Dining With Utility Room And Walk In Larder
- Landscaped Gardens To Front And Rear, Tarmac Driveway And Integral Garage
- Ground Floor Cloakroom With Guest WC And First Floor Luxury Bathroom
- Within Walking Distance To All Local Amenities And School
- Designed, Built And Finished To A High Standard

### Accommodation Comprises:

Photographs are for illustrative purposes only.

#### Entrance Hall

#### Living Room

13'8" x 12'0"

#### Cloakroom

5'5" x 8'3"

#### Guest WC

#### Kitchen/Living/Dining

#### Room

32'10" x 13'3"

#### Utility Room

7'3" x 7'11"

#### Walk In Larder

4'5" x 7'11"

#### Integral Garage

19'8" x 13'1"

#### First Floor

#### Landing

#### Bedroom 1

12'1" x 11'3"

#### Ensuite

#### Bedroom 2

13'9" x 12'0"

#### Bedroom 3

13'9" x 12'0"

#### Bedroom 4

11'11" x 12'1"

#### Bathroom

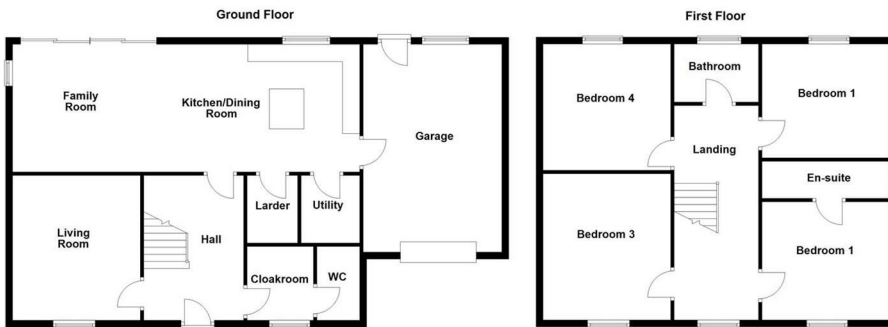
#### Outside

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**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 9188 8000.

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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