

ULSTER PROPERTY SALES

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**4 FERNDENE MEWS
DUNDONALD, BT16 2GG**

OFFERS AROUND £325,000

A superb detached villa built in 2006, offering attractive well maintained accommodation in a quiet cul de sac location, off the convenient Comber Road, Dundonald. Boasting five excellent bedrooms, three generous reception areas, solid oak kitchen with a superb range of integrated appliances, luxury family bathroom and two modern en suite shower rooms.

This property not just offers everything a family needs but would equally suit professionals with additional space for guests in a convenient location on the outskirts of Belfast City Centre.

Comprising generous reception hall with vaulted ceilings, solid oak wooden floor with double doors to living room/dining area and open to a luxury kitchen with a range of solid oak units, integrated appliances and breakfast bar with granite work surfaces. Double doors to attractive sun room with patio doors leading to a fantastic landscaped garden which can be kept with patio and timber decking areas or alternatively changed to a lawn.

The first floor offers a third reception area with an attractive lounge and double doors to Juliet balcony and three double bedrooms, one with master en suite shower room plus a luxury family bathroom. The second floor offers a further two double bedrooms, one with a modern en suite shower room and the second bedroom currently used as a fantastic walk in dressing room.

Part of a modern development, this cul de sac offers only a select few properties and therefore has a feel of exclusivity for the discerning purchaser. With two separate driveways and a matching garage, this property occupies a corner site with a wrap around lawn to front and side and a tiered landscaped garden enclosed to the rear, offering fantastic outdoor space for evening guests and BBQs.

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Key Features

- Fantastic Detached Villa With Cul De Sac Position, Built In 2006
- Superb Family Accommodation With Three Spacious Reception Rooms
- Modern Kitchen With Solid Oak Unit And Breakfast Bar With Granite Work Surface
- Gas Fired Central Heating And PVC Double Glazed Windows
- Five Generous Bedrooms, Two With En Suite Shower Rooms
- Luxury Family Bathroom With Attractive Tiling
- Two Driveways, Garage, Gardens In Lawn To Front, Side And A Tiered Lanscaped Garden To Rear
- Convenient Location, Just Off The Comber Road With Easy Access To Surrounding Amenities



Accommodation Comprises:

Entrance Hall

Attractive fireplace with slate tile finish, gas fire, granite hearth, understair storage, recessed spotlighting and solid oak wood flooring.

Cloakroom

White suite comprising low flush wc, pedestal wash hand basin with mixer taps, extractor fan, recessed spotlighting, partly tiled walls and ceramic tile flooring.

Double Doors To

Living / Dining Room

16'2 x 11'7 (4.93m x 3.53m)

Attractive hole in wall fireplace with gas fire, marble hearth, cornicing, recessed spotlighting and solid oak wood flooring.

Kitchen

12'9 x 9'0 (3.89m x 2.74m)

Excellent range of high and low level solid oak units, granite worksurfaces, granite splashback, glazed display cabinets, concealed lighting, one and a half stainless steel sink unit with mixer taps, plumbed for American fridge freezer, stainless steel 'Neff' built in oven, warming drawer, four ring gas hob, stainless steel extractor fan, stainless steel 'Neff' built in microwave combi oven, integrated dishwasher, integrated wine cooler, breakfast bar and ceramic tile flooring.

Double Doors To

Sunroom

13'5 x 10'4 (4.09m x 3.15m)

Twin velux windows, ceramic tile flooring and French doors to garden.

First Floor

Landing

Hotpress and recessed spotlighting.

Living Room

16'0 x 11'4 (4.88m x 3.45m)

Hole in wall fireplace, cornicing, recessed spotlighting, solid wood flooring and French doors to Juliet balcony.

Master Bedroom

16'2 x 11'8 (4.93m x 3.56m)

(at widest points).

Ensuite

Modern white suite comprising, built in shower cubicle, sliding shower doors, semi pedestal wash hand basin with mixer taps, low flush wc, extractor fan, recessed spotlighting, partly tiled walls and ceramic tile flooring.

Bedroom 2

16'2 x 9'5 (4.93m x 2.87m)

(at widest points).

Bedroom 3

8'3 x 7'8 (2.51m x 2.34m)

Bathroom

White suite comprising panelled bath with mixer taps, tiled splashback, semi pedestal wash hand basin with mixer taps, low flush wc, chrome feature wall

mounted radiator, extractor fan, recessed spotlighting and ceramic tile flooring.

Second Floor

Landing

Bedroom 4

16'2 x 8'9 (4.93m x 2.67m)

(average). Under eave storage and twin velux window.

Bedroom 5

16'2 x 5'2 (4.93m x 1.57m)

(average). Under eave storage and twin velux window.

Shower Room

White suite comprising built in double shower cubicle, semi pedestal wash hand basin with mixer taps, low flush wc, chrome feature wall mounted radiator, extractor fan, velux window, partly tiled walls and ceramic tile flooring.

Outside

Brick paviour driveway to front, gardens to front and side in lawn with shrubs, flowerbeds and walk ways. Brick paviour driveway to rear leading to detached garage, enclosed private, well maintained landscaped gardens tiered with shrubs, flowerbeds, hedging, timber decking area, outside light and tap.

Detached Garage

16'9 x 10'4 (5.11m x 3.15m)

Gas boiler, plumbed for washing machine, vented for tumble dryer, light, power and roller shutter door.

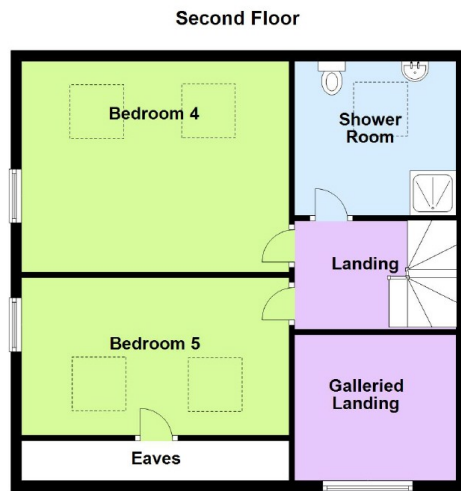
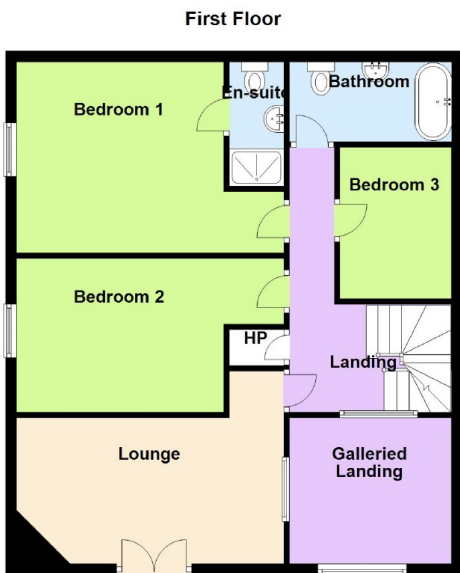
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 PlanUp.

4 Ferndene Mews

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Northern Ireland	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 **Michael Boudou** on **028 9181 1444**.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

We **DO NOT** charge for an initial mortgage consultation. We may charge a fee on completion of your mortgage depending on the circumstances

Our typical fee is £250, however confirm with your 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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