

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**TYPE E1, SITE 42 CARLETON
BRIDGE MEWS (INCLUDING**

ASKING PRICE £264,950

** 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

Gas 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

THE PROPERTY

COMPRISES:

GROUND FLOOR

LOUNGE

16'4" x 13'1" max. plus bay

KITCHEN/DINING

16'04" x 11'04"

SUNROOM

11'07" x 9'08"

UTILITY

6'03" x 3'05"

HALL AND WC

FIRST FLOOR

BEDROOM (1)

13'1" x 11'5" max. plus bay

ENSUITE

9'04" x 4'07"

BEDROOM (2)

11'8" x 8'11"

BEDROOM (3)

11'08" x 7'01"

BATHROOM

11'04" x 5'07" max

LINEN

3'02" x 2'02"












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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.

ULSTERPROPERTYSALES.CO.UK

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DONAGHADEE
028 9188 8000

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