



Tullynagardy Avenue,

**Offers in the region of  
£215,000**



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## Tullynagardy Avenue, Newtownards, County Down

### Offers in the region of £215,000

Reeds Rains are delighted to present to the market this well presented detached family home in the highly sought after Tullynagardy development just off the Crawfordsburn Road in Newtownards. Occupying a generous south facing plot and built to an exacting specification, it enjoys the benefits of traditional construction methods yet providing charm and character rarely seen in new properties. Newtownards town centre is within walking distance where an array of boutiques, restaurants, coffee houses etc can be enjoyed. With the location being on the Belfast side of Newtownards this may also appeal to those whose children attend Belfast schools. Internally the property comprises on the ground floor of an entrance hall with separate WC/Wet room, spacious bright lounge with feature gas stove, and luxury fitted kitchen with dining/living area and patio doors opening to rear garden. Upstairs there are three generous bedrooms, master with en-suite and a magnificent family bathroom. Externally there is a detached matching garage with utility area to rear and fully enclosed rear garden. The property is further enhanced with double glazing and gas fired central heating. Coupled with its sought after location and high specification throughout this charming home is a must to view. To arrange your private viewing please contact Reeds Rains, Newtownards on 028 9181 4144.

#### GROUND FLOOR

##### ENTRANCE HALL

Hardwood door. Tiled floor. Under stairs storage

##### WC / WET ROOM

Modern white suite comprising low flush, vanity wash hand basin with mixer tap and thermostatically controlled shower. Tiled floor and tiled walls. Recessed spotlights. Extractor fan.

##### LOUNGE

5.89m x 3.56m (19'4" x 11'8")

Bright spacious lounge. Feature 'Gazco' gas stove with wood surround and slate hearth.

##### KITCHEN / DINING

5.89m x 3.58m (19'4" x 11'9")

Luxury oak shaker style kitchen with an excellent range of high and low level units and granite work tops. Double stainless steel single drainer sink unit with mixer tap. AEG integrated appliances to include 4 ring gas hob, electric oven and fridge freezer. Stainless steel extractor fan. Gas boiler housing. Tiled floor and part tiled walls. Recessed spot lights. PVC French doors to rear garden.

#### FIRST FLOOR

##### LANDING

Storage cupboard. Slingsby type ladder to roof space.

##### MASTER BEDROOM

3.89m x 3.61m (12'9" x 11'10")

Laminate floor. Built in wardrobes.

##### ENSUITE

3.58m x 1.88m (11'9" x 6'2")

Contemporary white suite comprising low flush, vanity wash hand basin with mixer tap and enclosed thermostatically controlled shower cubicle with feature drench shower head. Tiled floor and part tiled walls. Extractor fan and chrome towel rail. LED Mirror.

##### BEDROOM 2

3.56m x 3.00m (11'8" x 9'10")

Laminate floor.

##### BEDROOM 3

3.56m x 2.77m (max) (11'8" x 9'1" (max))

Laminate floor.

##### BATHROOM

2.06m x 1.80m (6'9" x 5'11")

Modern white suite comprising low flush, vanity wash hand basin with mixer tap and panel bath with mixer tap with thermostatically controlled

shower over. LED light. Tiled floor and part tiled walls. Chrome towel rail, recessed spotlight and extractor fan.

### DETACHED GARAGE

7.34m x 3.40m (24'1" x 11'2")

Electric roller door and separate side access door. Utility area to rear to include range of high and low level units and stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine and space for tumble dryer.

### OUTSIDE

Front garden laid in lawns with tarmac driveway leading to detached garage. Enclosed south

facing rear garden laid in lawns with feature patio area.

### HEATING TYPE

Gas fired central heating.

### GLAZING TYPE

Double glazed.

### EPC

### FLOOR PLAN

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch





