



Tullynagardy Lane,  
**Price £209,950**



**Reeds Rains**

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## Tullynagardy Lane, Newtownards, County Down

**Price £209,950**

Reeds Rains are delighted to present to market this well presented and extended detached family home in the highly sought after Tullynagardy development just off the Crawfordsburn Road in Newtownards. Occupying a generous westerly 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. Internally the property comprises on the ground floor of an entrance hall with separate WC, bright lounge with feature bay window and a luxury fitted kitchen with dining area opening to a sunroom with patio doors to rear garden. Upstairs there are three generous bedrooms, master with en-suite and a four piece family bathroom. Externally there is a detached fully insulated matching garage and an 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 front door. Burglar alarm control.

#### WC

Modern white suite comprising low flush WC and wall mounted wash hand basin with mixer tap. Tiled floor and tiled splash back.

#### LOUNGE

4.44m x 3.71m (plus bay) (14'7" x 12'2" (plus bay))

Open fire with wood surround, cast iron inset and granite hearth. Feature bay window.

#### KITCHEN / DINING / SUNROOM

6.83m x 6.58m (max) (22'5" x 21'7" (max))

Stunning fitted kitchen with a good range of high and low level units and granite work surfaces. Stainless steel single drainer under mounted sink unit with mixer tap and separate instant boiling water Quooker Tap. 4 ring gas hob, stainless steel extractor fan and electric oven. Integrated dishwasher and fridge/freezer. Gas boiler housing. Tiled floor and recessed spotlights. Kitchen / diner open to sunroom with PVC french doors to rear garden.

### FIRST FLOOR

#### LANDING

Storage cupboard.

#### MASTER BEDROOM

4.44m x 3.23m (max) (14'7" x 10'7" (max))

#### ENSUITE

Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Recessed spotlights and extractor fan.

#### BEDROOM 2

4.09m x 3.18m (max) (13'5" x 10'5" (max))

#### BEDROOM 3

3.18m x 2.39m (10'5" x 7'10")

#### BATHROOM

2.84m x 1.98m (9'4" x 6'6")

Modern white suite comprising low flush WC, wall mounted wash hand basin with mixer tap, panel bath with mixer tap and hand held shower attachment and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Chrome towel rail and recessed spot lights. Extractor fan.

#### DETACHED FULLY INSULATED GARAGE

6.53m x 2.90m (21'5" x 9'6")

Insulated garage door and separate PVC side access door. 2 x radiators. Plumbed for

washing machine. Garage has potential to be converted to home office etc. subject to relevant consents.

### OUTSIDE

Front garden laid in lawns with stone drive leading to detached garage. Generous westerly facing rear garden laid in lawns, trees and shrubs with feature patio area.

### HEATING TYPE

Gas fired central heating.



For full EPC please contact the branch

### 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



