

9 Turnstone,
Teal Rocks, Newtownards, BT23 8GE



Offers Around £320,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Large modern detached villa
- Immaculate condition throughout
- Located just off the shores of Strangford Lough
- Entrance hall with solid Beech floor
- Large lounge with feature Limestone fireplace
- Formal dining room
- Luxury kitchen/breakfast room in Cherrywood units with granite work surfaces
- Snug/playroom with solid Beech floor
- Four double bedrooms
- Master and bedroom 2 both with luxury ensuite facilities
- Luxury bathroom in traditional style white suite with cast iron roll top bath
- All important downstairs shower room with WC
- Detached matching garage with white remote control roller door
- Landscaped gardens to front and rear laid out in lawns, hedging, patio area and fencing
- Oil fired central heating system
- uPVC double glazed windows
- Within easy striking distance of Newtownards town centre with its excellent shopping, restaurants, cafe and bistro culture and sporting facilities
- The perfect property for a growing family

SUMMARY

Ideally located just off the shores of Strangford Lough, the "Teal Rocks" development has been one of the most popular residential areas for families, in Newtownards, for some time now. No.9 Turnstone represents a fantastic opportunity to purchase a family home built to a very exacting specification for its current owners. Upon your arrival, it is immediately apparent that the subject property has been extremely well cared for, meticulously maintained and our clients have a sharp eye for interior design, as this home obtains a very calming feel throughout its interior and exterior.

Therefore, as selling agents we can only encourage the arrangement of a full viewing appraisal at your earliest convenience, to help avoid disappointment. Please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

Solid mahogany front door with matching side lights, outside light.

ENTRANCE HALL:

Solid polished Beech floor, telephone point, under stairs storage, velux window, wall light points.

CLOAKROOM:

Ceramic tiled floor, leading to:

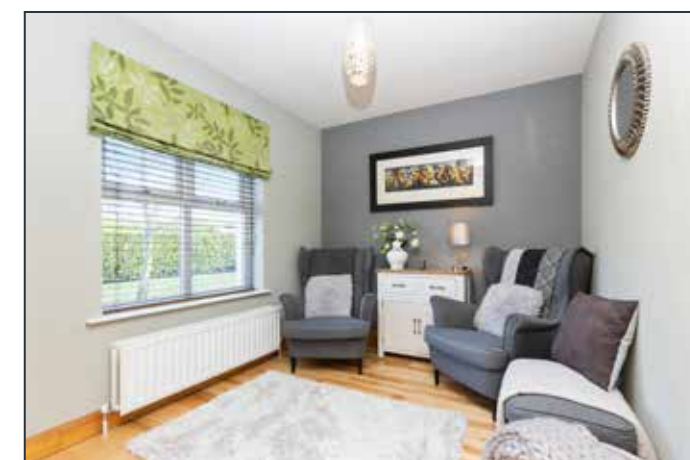
SHOWER ROOM:

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, extractor fan.

SNUG/PLAYROOM:

10' 5" x 8' 1" (3.18m x 2.46m)

Solid polished Beech floor, TV and telephone points.





DINING ROOM:
10' 8" x 10' 6" (3.25m x 3.2m)

Solid polished Beech floor, corniced ceiling.

LOUNGE:
17' 8" x 14' 2" (5.38m x 4.32m)

Attractive Limestone fireplace with inset gas fire, corniced ceiling recessed spotlighting, triple aspect.



LARGE KITCHEN/BREAKFAST ROOM:
17' 2" x 14' 7" (5.23m x 4.44m)

1.5 tub single drainer stainless steel sink unit with mixer taps, full range of high and low level Cherrywood shaker style units, granite work surfaces, 4 ring Bosch induction hob, large stainless steel extractor hood, Bosch built in oven, Bosch built in microwave and oven combi, integrated dishwasher, granite splashback, plumbed for American style fridge freezer, concealed lighting, 3 pull out larders, ceramic tiled floor, recessed spotlighting, uPVC double glazed French doors to rear garden.



UTILITY ROOM:**11' 8" x 5' 1" (3.56m x 1.55m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level Cherrywood shaker style units, Formica round edge work surfaces, plumbed for washing machine, ceramic tiled floor, extractor fan, door to side.

FIRST FLOOR**ROOFSPACE:**

Mostly floored, electric light and power, approached by a timber slingsby style ladder.

BEDROOM (1):**15' 4" x 10' 6" (4.67m x 3.2m)**

TV and telephone points.

LUXURY ENSUITE:

Modern white suite comprising: separate fully tiled shower cubicle with Aqualisa thermostatically controlled shower, vanity sink unit with mixer taps, push button WC, extensive wall tiling, ceramic tiled floor, extractor fan, Velux window with integrated blind.

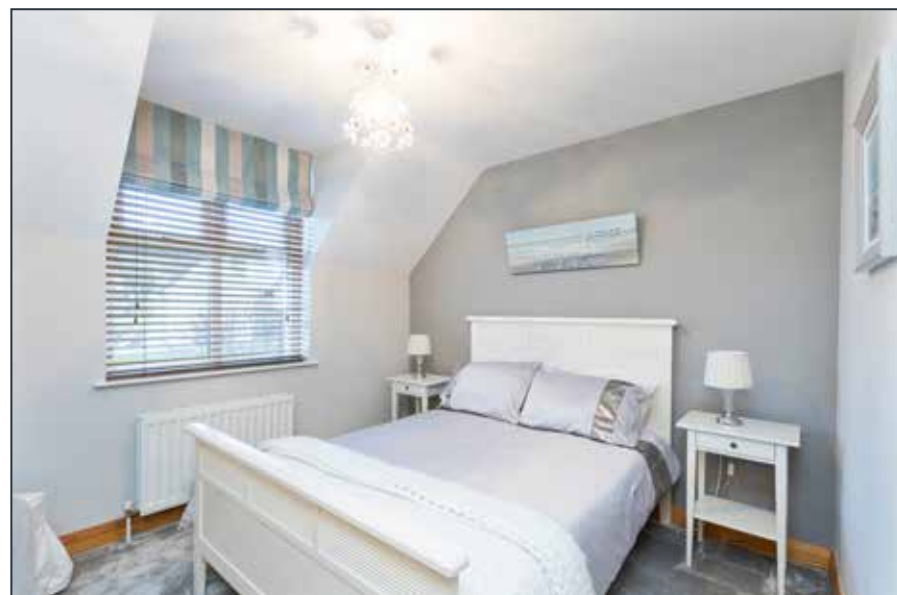
**BEDROOM (2):****14' 8" x 13' 0" (4.47m x 3.96m)**

Range of mirror fronted Sliderobes, TV and telephone points.

LUXURY ENSUITE SHOWER ROOM:

Modern white suite comprising: Separate fully tiled shower cubicle with Aqualisa thermostatically controlled shower, vanity sink unit with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, extractor fan, velux window with integrated blind.





BEDROOM (3):
10' 6" x 9' 8" (3.2m x 2.95m)
 Stunning views to Strangford Lough and the Mourne mountains.



BEDROOM (4):
10' 5" x 9' 7" (3.18m x 2.92m)



LUXURY BATHROOM:

Traditional style white suite comprising: Cast iron roll top claw and ball foot bath, mixer taps and telephone hand shower over, pedestal wash hand basin, low flush WC, extensive wall tiling, ceramic tiled floor, chrome towel radiator, recessed spotlighting, extractor fan, Velux window with integrated blind, concealed hotpress with high efficiency pressurised water system.





OUTSIDE

DETACHED GARAGE: 20' 6" x 12' 5" (6.25m x 3.78m)

Remote control white roller door, light and power, Worcester Bosch oil fired boiler, uPVC double glazed side window and pedestrian door. Approached by large tarmac driveway with off street parking for up to 4 cars.

Gardens to front and rear in manicured lawns, well stocked flowerbeds in shrubs and plants, Silver Birch trees, hedging, fencing, outside light, outside tap.



Ground Floor

All measurements are approximate and for display purposes only



First Floor

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

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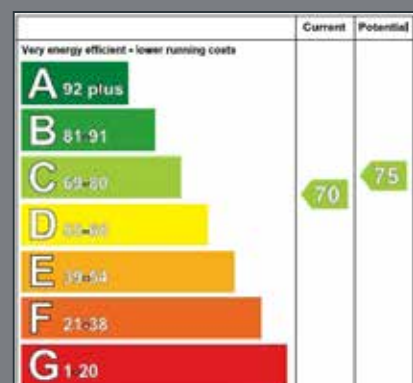


Lettings Department

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REF: RO/B/20/AN



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