

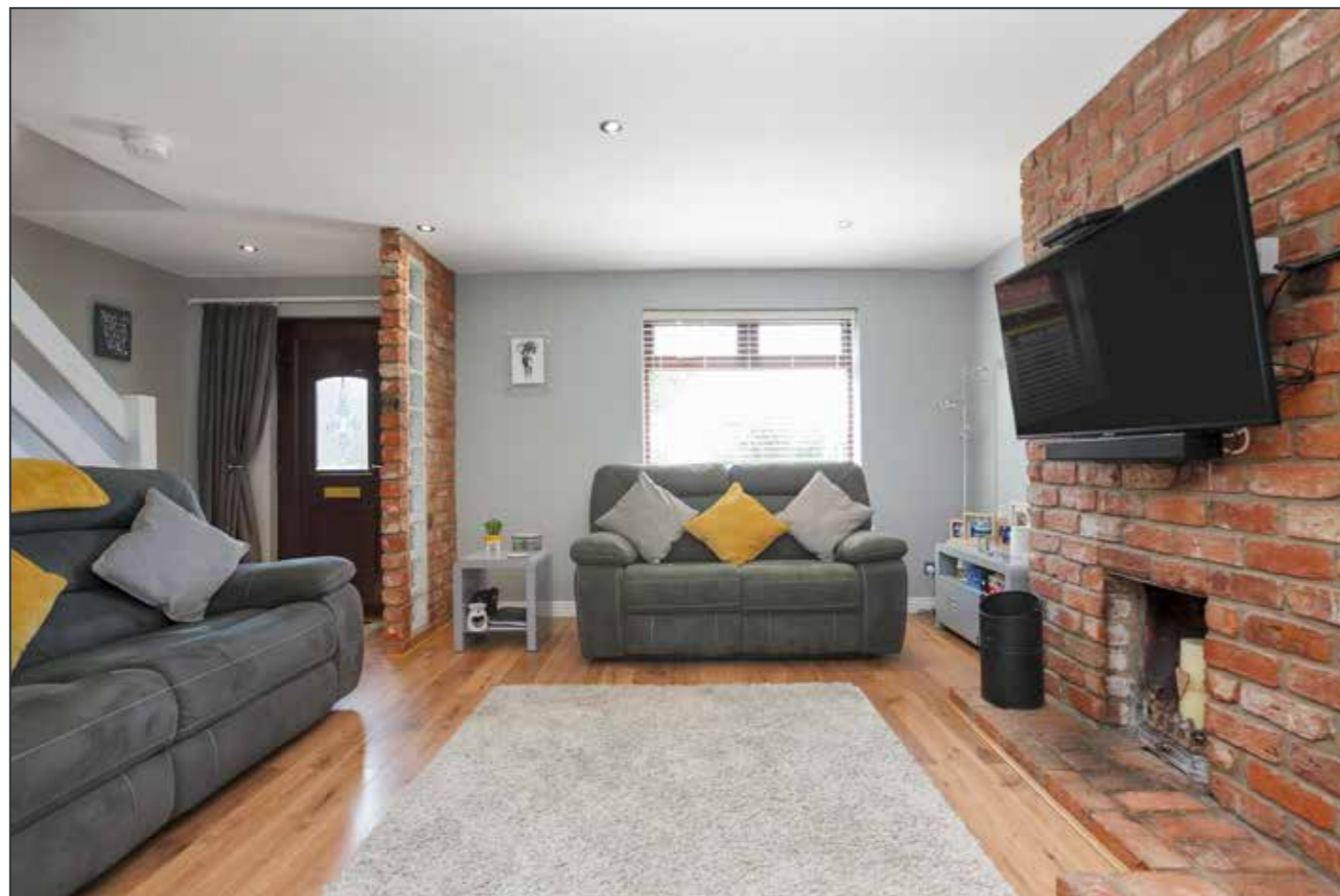
simonBRIEN
RESIDENTIAL

23 Spelga Place,
Newtownards, BT23 4ND



Offers Around £102,500

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A stunning, modernised mid terrace property
- Superb location with the town centre, leading schools and commuter routes to Belfast all close by
- Deceptively spacious accommodation
- Large lounge with feature floor to ceiling Belfast brick fireplace
- Deluxe fitted kitchen in Oak units
- Three good sized bedrooms
- Deluxe bathroom comprising modern white suite
- Low maintenance garden to front
- Great sized rear garden laid out in lawn
- uPVC double glazed windows and doors
- Oil fired central heating system
- Cavity wall and roof space have been insulated
- Rewired in 2006

SUMMARY

Ideally located within a few minutes' walk of the bustling Newtownards town centre, with its plethora of independently owned shops, large high street shopping brands, fantastic cafe and coffee shop sector, and extensive leisure and sporting facilities - No. 23 Spelga Place is positioned in an enviable residential area and we feel will attract first time buyers, down sizers, investors and those who commute to Belfast.

The current vendors have completely modernised and upgraded the property from top to bottom, creating a very bright, fresh and trendy interior which will have a very strong appeal. Simon Brien Residential, as selling agents, can only strongly advise upon arranging your immediate viewing appointment, as this property will not be on the market for long.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door to:

LOUNGE:

17' 3" x 12' 0" (5.26m x 3.66m) Attractive brick fireplace and hearth, open

to fire, LED recessed spotlights, polished laminate floor, feature Belfast brick wall and glass block detail, open to:

DELUXE KITCHEN/DINING:

17' 3" x 8' 5" (5.26m x 2.57m)

1.5 drainer sink unit with mixer taps, range of high and low level oak units, Formica roll edge work surfaces, 4 ring hob unit, double built in oven, stainless steel splashback, stainless steel extractor hood, wall tiling, breakfast bar, ceramic tiled floor to kitchen and polished laminate floor to dining area.





COVERED REAR PORCH:

Plumbed for washing machine, Formica roll edge work surfaces, outside light.

FIRST FLOOR

BEDROOM (1):

12' 1" x 9' 9" (3.68m x 2.97m)

Concealed hotpress with copper cylinder and immersion heater. LED recessed spotlights.



BEDROOM (2):

11' 4" x 8' 4" (3.45m x 2.54m)

LED recessed spotlights.

BEDROOM (3):

9' 1" x 7' 10" (2.77m x 2.39m)

Range of built in robes, LED recessed spotlights.

LUXURY BATHROOM:

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over bath, Mira thermostatically controlled shower unit over bath, glass shower screen, wall mounted wash hand basin with mixer taps, floating shelf, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting.

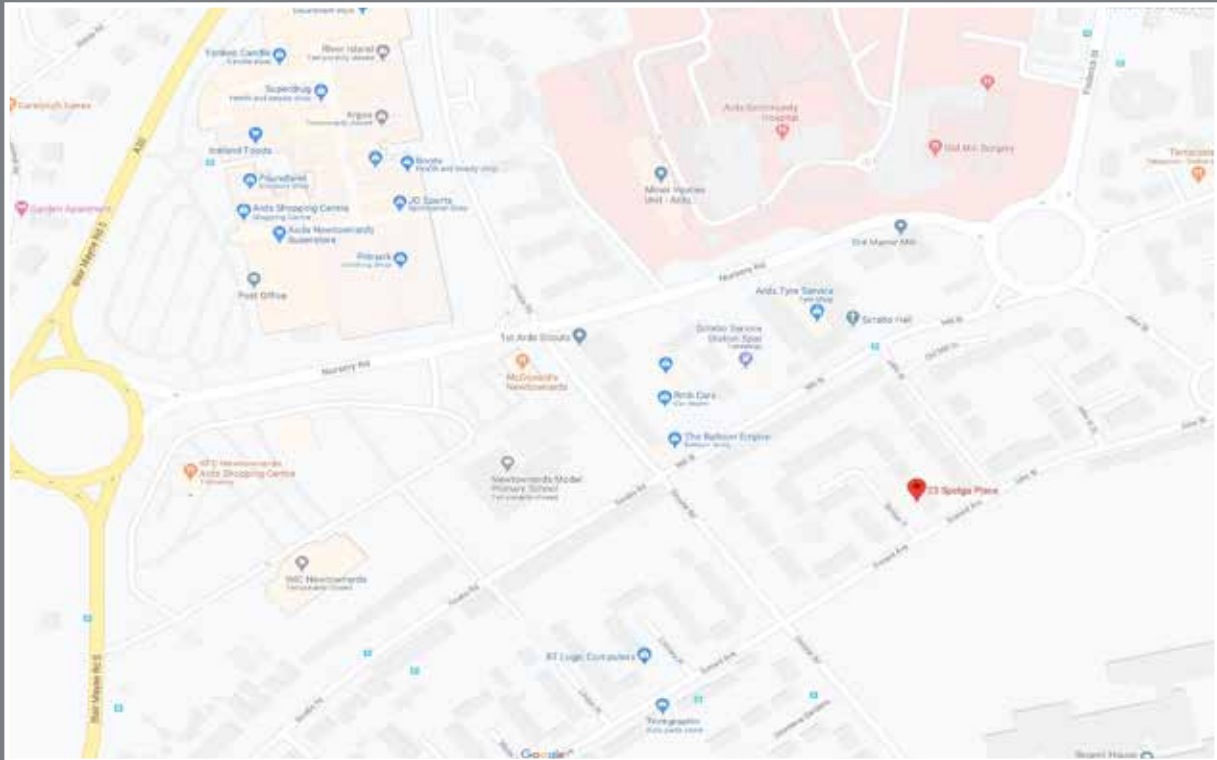


OUTSIDE

Gardens to front in low maintenance pebbled area and to rear is an enclosed garden laid out in manicured lawn, pebble patio, raised flowerbeds, fencing, outside lighting, access to side for oil, bins etc.

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Location



Off John Street, Newtownards

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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

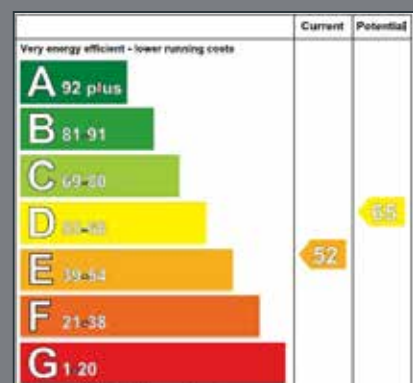


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/F/20/AN



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