

35 Old Belfast Road,
Newtownards, BT23 4SG



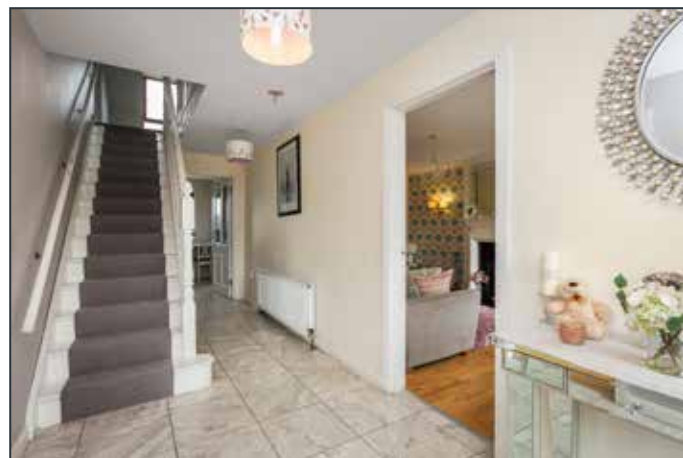
Offers Around £270,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Cul-de-Sac Location in Highly Regarded Area
- Three reception rooms
- Good sized kitchen with dining area
- Four bedrooms (One with ensuite)
- Main Bathroom
- Utility Room
- Cloakroom with WC
- Oil fired central heating system
- uPVC double glazed windows
- Clean air vent system
- Ideally positioned to enjoy countryside walking at Killynether County Park and Scrabo Tower, which can be accessed from the Old Belfast Road



SUMMARY

This deceptively spacious detached villa is set on a generous plot with gardens and patio areas to the rear and ample parking to the front and side.

Holding four good sized bedrooms (one with ensuite), large lounge, dining room and kitchen with dining area and breakfast room, this property has plenty of space for the growing family.

There is space outside to enjoy with all the family present.

Located within close proximity of Newtownards town centre occupants will enjoy this ideal location with a plethora of schools, shopping and amenities in both Newtownards and Belfast within an easy commute.

Viewing is highly recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

Entrance door to:

ENTRANCE HALL:

Ceramic tiled floor.

LIVING ROOM:

17' 7" x 11' 10" (5.36m x 3.61m)

Limestone fireplace with cast iron inset, polished granite hearth and stone surround, solid oak floor, wired for wall lights.

FAMILY ROOM:

11' 10" x 10' 0" (3.61m x 3.05m)

Solid oak floor.





KITCHEN WITH CASUAL DINING AREA:
19' 0" x 9' 5" (5.79m x 2.87m)

Full range of high and low level units, integrated appliances, double oven, single drainer sink unit with mixer taps, 5 ring gas hob, extractor hood over, recess for large fridge freezer, built in dishwasher, ceramic tiled floor.



UTILITY ROOM:
8' 2" x 7' 1" (2.49m x 2.16m)

Plumbed for washing machine, stainless steel sink unit with mixer taps.

CLOAKROOM:

Low flush WC, pedestal wash hand basin.



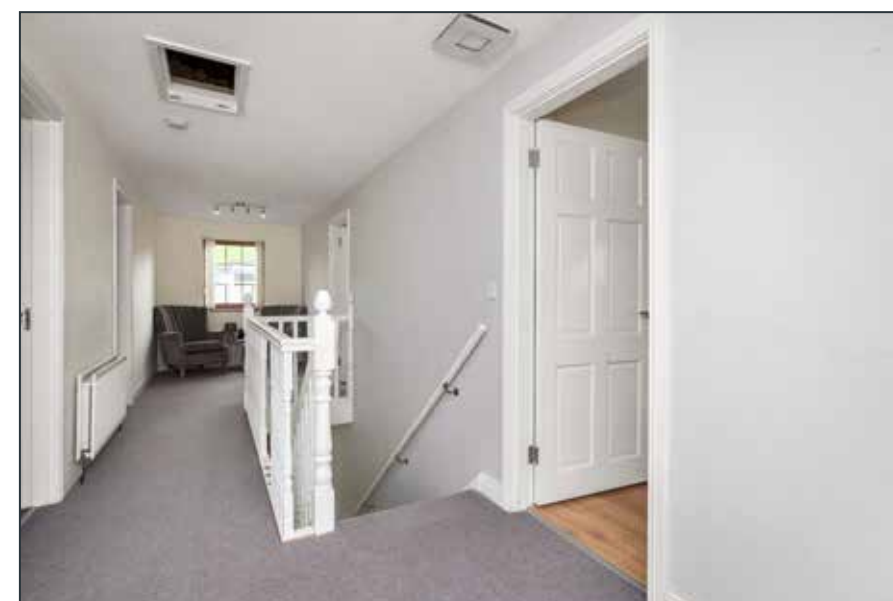
DINING ROOM:
11' 9" x 9' 5" (3.58m x 2.87m)

Solid oak floor, double glazed sliding doors to rear (Currently used as gym).

FIRST FLOOR

LANDING:

Access to roofspace.



BEDROOM (1):
12' 5" x 12' 0" (3.78m x 3.66m)

Access to shelved hotpress.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle, instant heat electric shower, pedestal wash hand basin, low flush WC, ceramic tiled floor.



BEDROOM (2):
11' 10" x 9' 5" (3.61m x 2.87m)

Wood laminate floor.



BEDROOM (3):
11' 10" x 11' 1" (3.61m x 3.38m)

Wood laminate floor.

BEDROOM (4):
11' 10" x 9' 5" (3.61m x 2.87m)



BATHROOM:

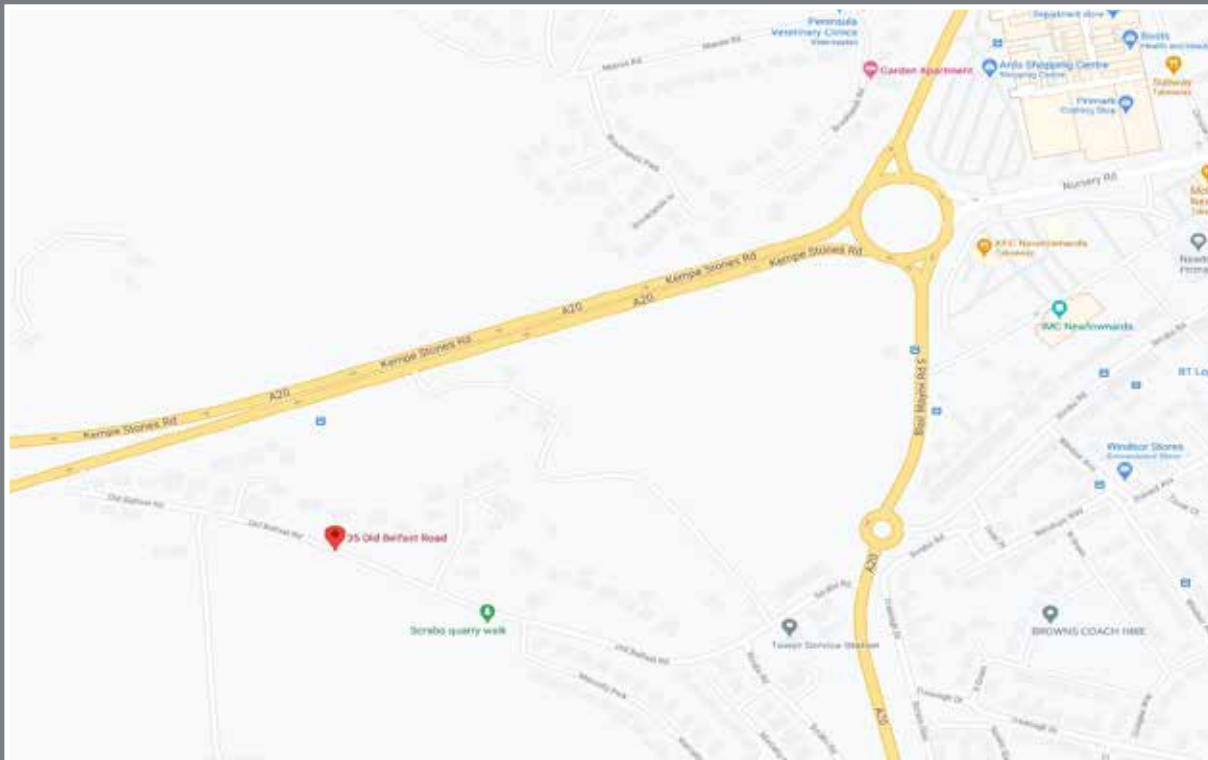
White suite comprising: Free standing bath with mixer taps, pedestal wash hand basin, low flush WC, fully tiled shower cubicle, chrome heated towel radiator.

OUTSIDE

Paved patio area to rear leading to garden.



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

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

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REF: SD/I/20/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
	80	82

EPC REF: 9279-0839-6590-4699-1922

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