

simon**BRIEN**
RESIDENTIAL

8 Eastmount,
Newtownards, BT23 8SE



Offers Around £140,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An extended and modernised semi-detached villa
- Great location, close to all the amenities of Newtownards
- Three good sized bedrooms
- Lounge with attractive open fire
- Deluxe fitted kitchen with open plan dining
- Sun room
- Downstairs shower room comprising white suite
- Bathroom on first floor in modern white suite
- Gardens to front, side and rear laid out in lawn, well stocked flower beds, and trees
- Off road parking to the rear in brick pavers
- uPVC double glazed windows and doors
- Gas fired central heating system
- Ideal for a first or second time buyer, or growing family



SUMMARY

An extended and modernised Semi detached villa which is ideally located, just off the Bowtown Road on the cusp of the busy town centre. The subject property is deceptive in its proportions and offers a well planned out layout, and will attract a range of buyers.

The accommodation briefly comprises of entrance hall, lounge, modern fitted kitchen with some integrated appliances, sun room and deluxe shower room all on the ground floor. On the first floor there are three good sized bedrooms, beds 2 & 3 with views to Scrabo Tower, and bathroom in modern White suite. Externally the property is on a corner site with gardens to the front, side and rear in lawn, brick paver patio, well stocked flower beds and trees. There is a driveway to rear laid in brick pavers.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed door to:

ENTRANCE HALL:

Ceramic tiled floor, telephone point and Virgin Media point.

LOUNGE:

13' 10" x 10' 10" (4.22m x 3.3m)

Attractive marble fireplace, open fire.

DELUXE KITCHEN/DINING:

17' 2" x 11' 11" (5.23m x 3.63m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, 4 ring ceramic hob unit, double built in oven, stainless steel extractor hood, display cabinets, integrated fridge and dishwasher, LED concealed lighting, wall tiling, ceramic tiled floor, LED recessed spotlighting, glazed double doors to Sun Room. Door to:





UTILITY ROOM:
11' 3" x 5' 9" (3.43m x 1.75m)

Ceramic tiled floor, plumbed for washing machine, door to rear.

SUN ROOM:
11' 11" x 10' 4" (3.63m x 3.15m)

Polished oak floor, wall light points, vaulted ceiling, velux window, uPVC French doors to rear.



SHOWER ROOM:

White suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor.



FIRST FLOOR

LANDING:

Access to roofspace.



BEDROOM (1):
12' 5" x 10' 11" (3.78m x 3.33m)
 Range of mirrored Sliderobes.



BEDROOM (2):
12' 0" x 8' 11" (3.66m x 2.72m)
 Excellent range of built in robes, cupboards and drawers, view to Scrabo Tower.



BEDROOM (3):
8' 10" x 8' 0" (2.69m x 2.44m)
 View to Scrabo Tower.



DELUXE BATHROOM:
 White suite comprising: Panelled bath with 'Triton' thermostatically controlled shower unit over bath, pedestal wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, concealed linen cupboard, Baxi Phoenix Gas boiler.

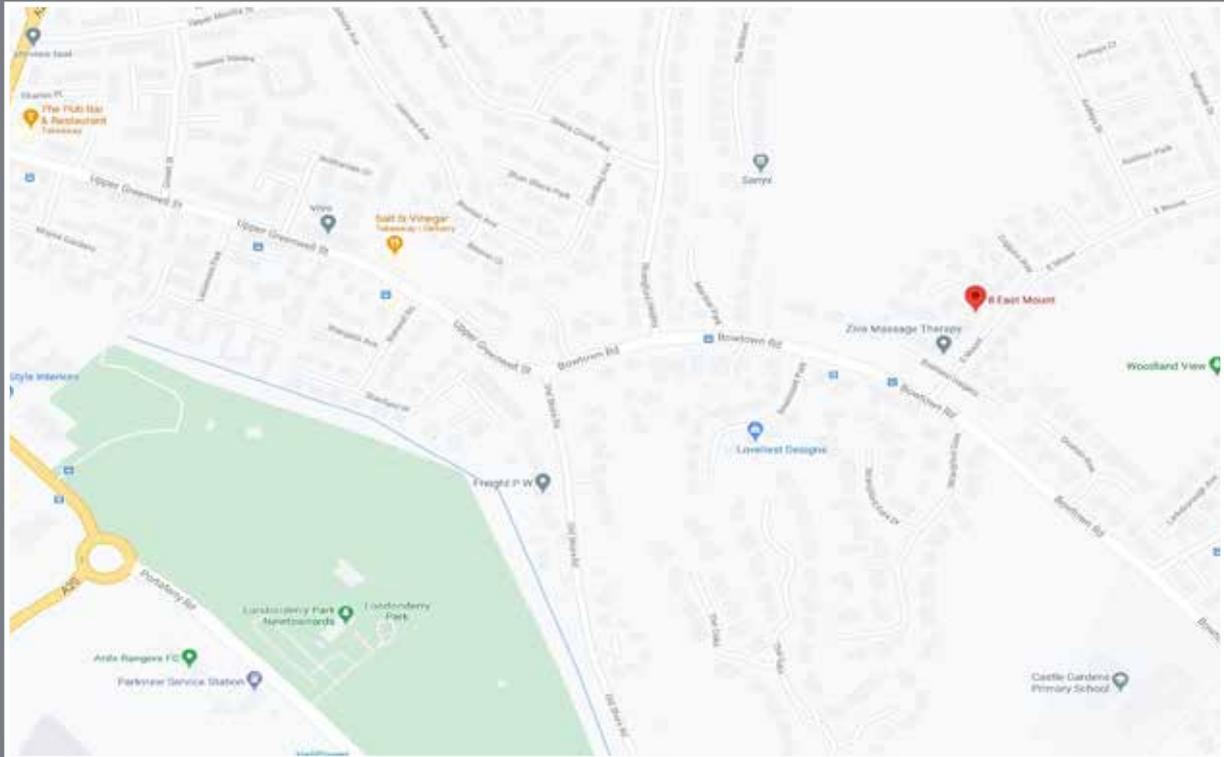


OUTSIDE
 Gardens to front and side laid out in lawns, tobermore brick pavior path, trees, shrubs, well stocked flowerbeds and red brick garden wall. To rear in large Tobermore brick pavior driveway with off road parking for 2 plus vehicles. Outside light, outside water tap, garden shed.



8 Eastmount, Newtownards
 Plans for illustrative purposes only

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

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/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		
	61	70

EPC REF: 0872-2900-0511-2690-3675

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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