

**simonBRIEN**  
RESIDENTIAL

192 Bangor Road,  
Newtownards, BT23 7PH



Offers Around £235,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A very deceptive detached chalet bungalow
- Ideally located within striking distance of Newtownards and Bangor towns
- Well-appointed, flexible accommodation throughout
- Lounge with large boiler stove
- Deluxe fitted kitchen in Pine units, integrated appliances
- Three double bedrooms, bed 3 on ground floor (currently used as a bedroom)
- Formal dining room
- uPVC double glazed conservatory
- Deluxe bathroom on ground floor in modern white suite
- Large landing
- Large family bathroom on first floor in traditional style White suite
- Office/ Nursery on first floor
- Attached garage measuring 18'4" x9'1"
- Beautifully maintained gardens to front and rear in lawn, well stocked flower beds, large paved patio area and fencing
- Oil fired central heating system
- Boiler stove in lounge plumbed into heating system also
- uPVC double glazed windows and doors

#### SUMMARY

Ideally located on the cusp of the busy town centre of Newtownards, we offer this very deceptive detached chalet bungalow to the open market. No.192 Bangor Road holds a wealth of accommodation and with a flexible layout and will provide options depending on your needs, therefore we feel this property will be of appeal to a range of buyers including growing families in search for more interior space.

Our clients have maintained, modernised and presented the property to a very exacting specification, providing bright and well-proportioned accommodation with many appealing features. Being situated in a convenient area of Newtownards this beautiful home is within easy striking distance to most things, namely: the town centre with a full range of independently owned retailers, high street brands, thriving coffee house culture, choice of highly regarded schools, Tesco Extra and the shopping centre. Commuter routes to both Belfast and Bangor are very close to hand also.

This is a superb family home which needs to be viewed to fully appreciate the wealth of accommodation and features there are on offer. To arrange your own private appraisal, please contact our Newtownards branch on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC double glazed door to:

##### ENTRANCE HALL:

Polished laminate floor, telephone point.

##### LOUNGE:

18' 4" x 10' 5" (5.59m x 3.18m)

Attractive black enamel large boiler stove, sleeper mantle.



**DELUXE KITCHEN/BREAKFAST ROOM: 17' 1" x 9' 10" (5.21m x 3m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level pine units, Formica roll edge work surfaces, 4 ring ceramic hob unit, double built in oven, extractor hood, integrated fridge freezer, plumbed for washing machine, wall tiling, concealed lighting, polished laminate floor, recessed spotlights, uPVC double glazed door to rear garden.



**DINING ROOM/BEDROOM (5):  
15' 10" x 8' 5" (4.83m x 2.57m)**

Polished laminate floor, uPVC double glazed French doors to:



**UPVC DOUBLE GLAZED CONSERVATORY:  
11' 4" x 9' 6" (3.45m x 2.9m)**

Polished laminate floor, uPVC double glazed French doors to rear.



**BEDROOM (3):  
9' 10" x 9' 8" (3m x 2.95m)**

Polished laminate floor.



**DELUXE BATHROOM:**

Modern white suite comprising: Panelled shower bath with mixer taps and Redring thermostatically controlled shower over, glass shower screen, vanity unit, wash hand basin with mixer taps, push button WC, chrome towel radiator, wall tiling, polished laminate floor, concealed hotpress with copper cylinder and immersion heater.



**FIRST FLOOR**

**LARGE LANDING:**

Access to roofspace.

**BEDROOM (1):**

**15' 0" x 14' 2" (4.57m x 4.32m)**

Polished laminate floor.



**BEDROOM (2):**

**13' 0" x 9' 5" (3.96m x 2.87m)**

Polished laminate floor.

**BEDROOM (4)/STUDY:**

**10' 0" x 6' 6" (3.05m x 1.98m)**

Polished laminate floor.



**LARGE FAMILY BATHROOM:**

Traditional white suite comprising: Corner panelled bath with mixer taps and telephone hand shower over, separate fully tiled shower cubicle with Triton thermostatically controlled shower unit, pedestal wash hand basin, low flush WC, polished laminate floor, wall tiling, extractor fan.



**OUTSIDE**

**ATTACHED GARAGE**

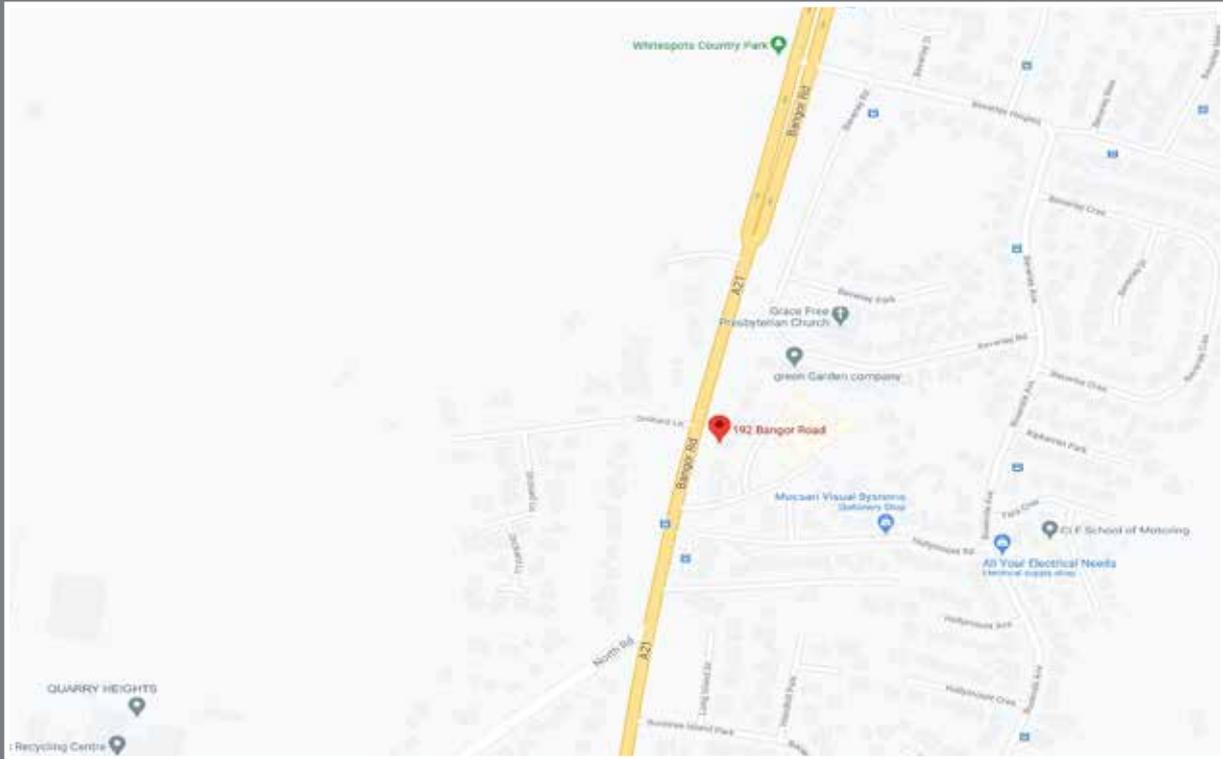
**18' 4" x 9' 1" (5.59m x 2.77m)**

Black roller door.

Gardens to front in well stocked flowerbeds, railway sleeper detailing. Enclosed garden to rear laid out in lawn, large paved patio area, fencing, outside light, boiler house with oil fired boiler, outside water tap, access to side for bins etc.



# 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](http://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/J/20/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	62   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 7906-0018-4201-3620-5200

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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