

2 Audleys Close,  
Newtownards, BT23 8WF



Offers Around £158,500

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



## KEY FEATURES

- A well-presented detached villa
- Located within easy striking distance
- Lounge with open fire
- Luxury fitted kitchen with freestanding Rangemaster range cooker, and dining area
- uPVC double glazed conservatory
- Modern bathroom comprising white suite
- Superb gardens to front, side and rear in lawns, patio areas and fencing
- Tarmac driveway to front with parking for 2 cars. Additional to side in brick pavers with parking a further 4 cars
- Gas central heating system
- uPVC double glazed windows & doors
- uPVC fascia and barge boards

## SUMMARY

A deceptively spacious detached villa which is located on the cusp of the busy market town of Newtownards. This beautiful family home has been modernised in recent years to a high specification, and offers up to date decoration and an amended layout which will better suit today's family unit.

Externally the property sits on a level, corner site and has garden's to the front, side and rear, which provides lots of space for all the family to enjoy. Being located just off the Bowtown Road, the area is highly regarded for its quality housing, convenience to Newtownards yet offering accessibility to commuter routes to Bangor and Belfast.

To arrange you own private viewing appointment, please contact our Newtownards branch on 02891 800700.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

uPVC double glazed front door, outside light.

### ENTRANCE HALL:

Polished laminate floor, telephone point, cloaks storage under stairs.



### LOUNGE:

**15' 4" x 13' 8" (4.67m x 4.17m)**

Attractive carved timber fireplace surround, tiled inset and hearth, open fire.





**LUXURY FITTED KITCHEN/DINING ROOM:  
19' 11" x 9' 5" (6.07m x 2.87m)**

Black single drainer sink unit with mixer taps, excellent range of high and low level shaker style units, Formica roll edge work surfaces, black Rangemaster cooker, splashback, black extractor hood, plumbed for American style fridge freezer, integrated dishwasher, pull out larder, wine rack, wall tiling, concealed lighting, polished laminate floor, uPVC double glazed door to:



**UPVC DOUBLE GLAZED  
CONSERVATORY:  
9' 9" x 9' 0" (2.97m x 2.74m)**

Ceramic tiled floor, uPVC double glazed French doors to rear.



**FIRST FLOOR**

**LANDING:**

Linen cupboard, gas boiler, access to roofspace.

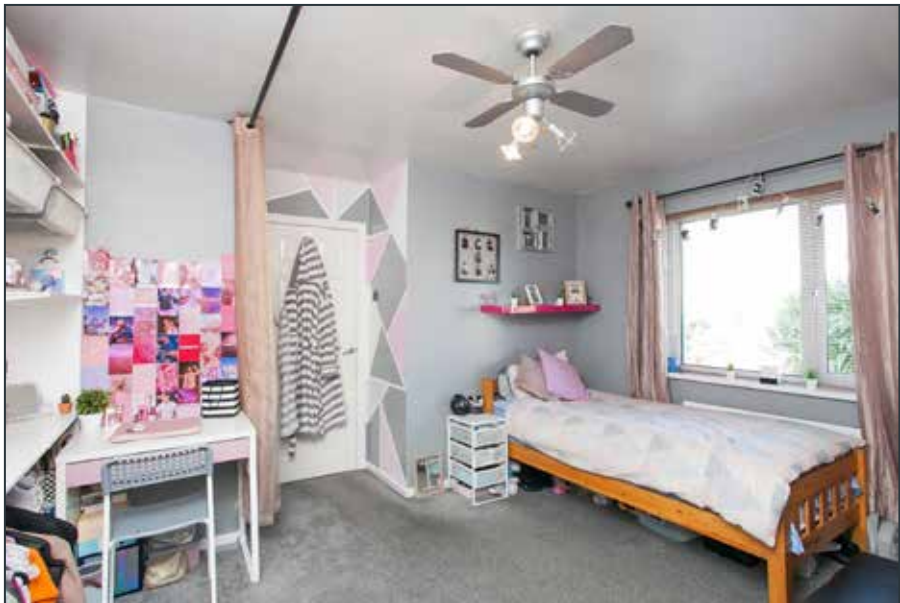


**BEDROOM (1):  
11' 10" x 10' 6" (3.61m x 3.2m) At  
widest point.**

Built in robe, polished laminate floor.



**BEDROOM (2):  
13' 0" x 10' 7" (3.96m x 3.23m)**







**BEDROOM (3):**  
**9' 0" x 7' 9" (2.74m x 2.36m)**

Polished laminate floor.



**BATHROOM:**

White suite comprising: panelled bath with mixer taps, separate fully tiled shower cubicle with Creda thermostatically controlled shower unit, pedestal wash hand basin with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, wall tiling, recessed spotlighting.



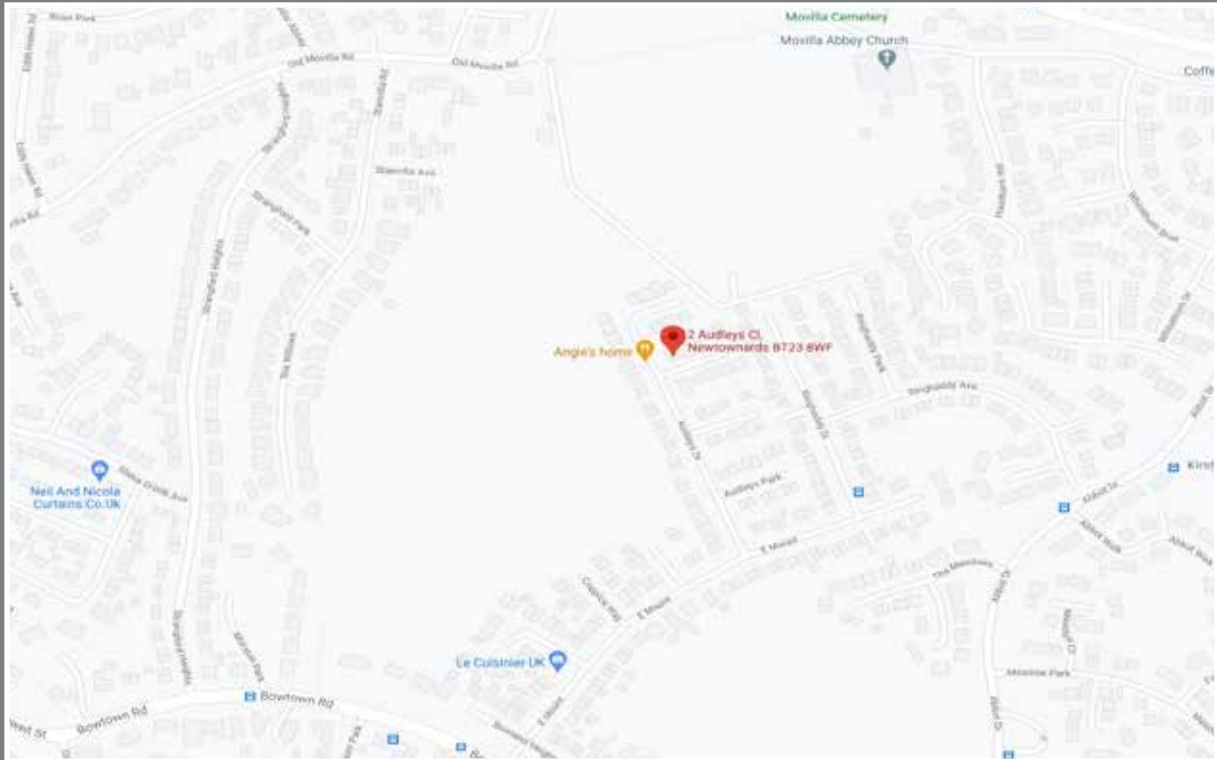
**OUTSIDE**

Gardens to front, side and rear laid out in lawns, trees and shrubs, feature timber decking area, fencing, outside light, outside water tap.

Tarmac driveway to front with off road parking for two cars. Additional driveway to side laid in brick pavers with parking for a further two cars or a caravan/leisure boat.



# 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/B/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	73   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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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