

24 Penrhyn Park,
Newtownards, BT23 8JW



Offers Around £149,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Fantastic extended semi-detached property
- Located within a few mins of Newtownards town centre
- Lounge with multi fuel boiler stove
- Large open plan kitchen, dining and sun room area
- Kitchen with modern units, built in appliances and feature whiskey barrel underneath a circular island
- Sun room with vaulted ceiling
- Downstairs WC
- Three beds, bed 1 with mirror fronted robes
- Deluxe shower room comprising modern White suite
- Detached match garage
- Approached via extensive tarmac driveway and timber gates
- Private garden to rear with lawn, Tobermore patio and timber deck
- Oil fired central heating system
- uPVC double glazed windows and doors
- uPVC fascia and bargeboards
- Owned 5kw photovoltaic solar panel system providing ROC payments annual of around £700
- Circa 15 years of ROC payments remain

SUMMARY

Offering for sale this fantastic, extended, semi-detached property which is ideally positioned within a quiet residential area, on the cusp of Newtownards. Our clients have modernised and updated the property to a superb standard both internally and externally which will appeal to many buyers.

The spacious accommodation offers a good sized lounge which leads to a most impressive open plan kitchen/ dining and sun room. The luxury kitchen is the hub of the house and provides a wealth of storage, built in appliances, and has a whiskey barrel underneath its circular island, there is also a very handy downstairs WC. On the first floor there are three bedrooms and a modern shower room in White suite.

Externally there is a larger than average tarmac driveway, detached garage and garden to the rear laid in lawn, large Tobermore paved patio and timber deck.

Please contact our Newtownards branch to arrange your private viewing appointment at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN PORCH:

Tobermore brick steps, uPVC double glazed front door to:

ENTRANCE HALL:

Ceramic tiled floor, telephone point, glazed door to lounge.

CLOAKROOM:

White suite comprising: Pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.

LOUNGE:

17' 11" x 10' 5" (5.46m x 3.18m)

Attractive fireplace with large ?? KW boiler multi fuel stove, paved hearth, brick slip inset, oak sleeper floating mantle, views to Craigantlet, polished laminate floor, glazed double doors to:



**LUXURY FITTED KITCHEN OPEN TO SUN ROOM:
27' 2" x 16' 9" (8.28m x 5.11m) At widest points.**

Blanco single drainer stainless steel sink unit with mixer taps, range of high and low level modern units, Quartz work surfaces, 5 ring gas hob unit, black glass extractor hood, double built in oven, integrated bin storage, pull out larder, pot drawers, island with breakfast bar and feature whiskey barrel, recessed spotlighting, ceramic tiled floor. Sun Room with ceramic tiled floor, vaulted ceiling, wall light points, uPVC double glazed French doors to rear garden.



FIRST FLOOR

LANDING:

Concealed hotpress with copper cylinder and immersion heater, recessed spotlights. Access to roofspace.



BEDROOM (1):

10' 9" x 9' 10" (3.28m x 3m)

Excellent range of mirror fronted Sliderobes, polished laminate floor.



BEDROOM (2):

12' 5" x 8' 9" (3.78m x 2.67m)

Views to the lead mines.





BEDROOM (3):
8' 5" x 7' 6" (2.57m x 2.29m)

Built in robes, velux window with black out blind.



DELUXE SHOWER ROOM:

Modern white suite comprising: Large separate fully tiled shower cubicle with Mira Sport thermostatically controlled shower unit, floating wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan, chrome towel radiator.



OUTSIDE

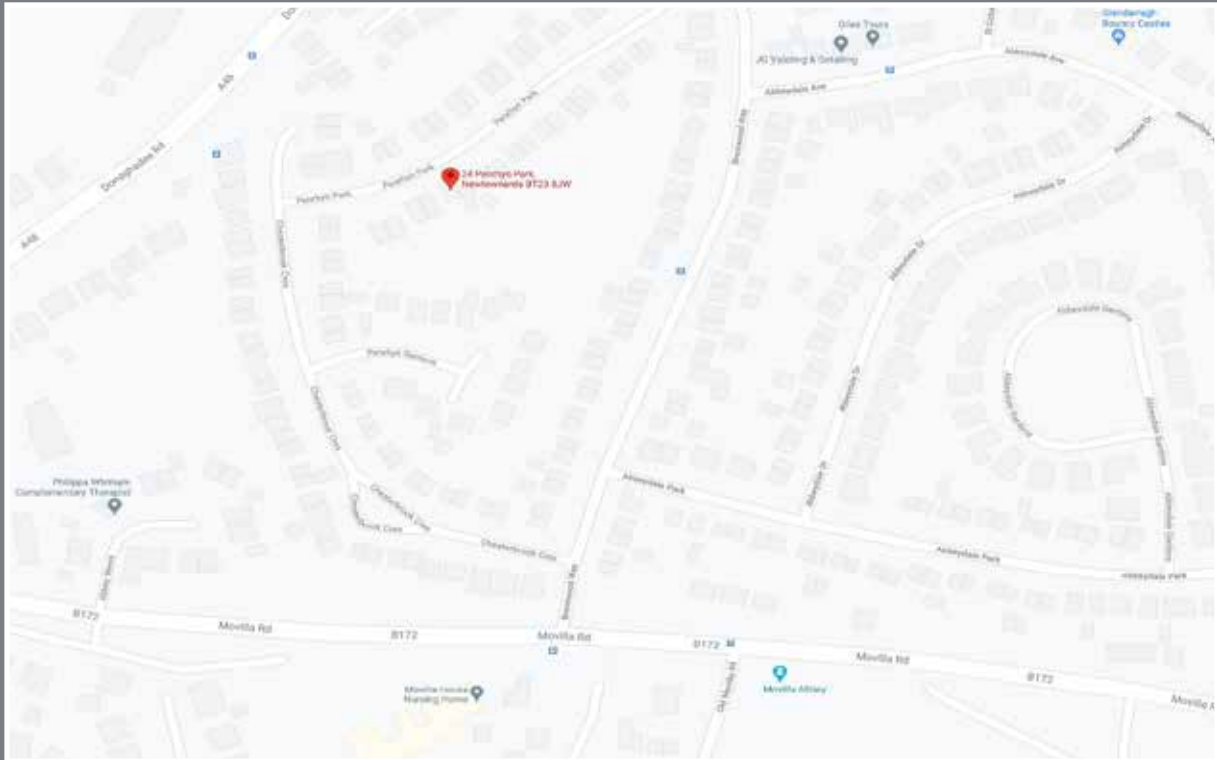
DETACHED MATCHING GARAGE:
23' 0" x 10' 8" (7.01m x 3.25m)

Up and over door, light and power, oil fired boiler, plumbed for washing machine, Formica roll edge work surfaces, 3 uPVC double glazed windows, uPVC double glazed pedestrian door. Approached by large tarmac driveway with timber gates.

Garden to rear in enclosed private area laid out in manicured lawn, large 'Tobermore' brick pavior patio area, timber deck, fencing, access to side for bins etc.



Location



Located off the Movilla Road, turn into Brentwood Way - continue along and turn left into Penrhyn Park. No 24 is located on the left hand side.

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

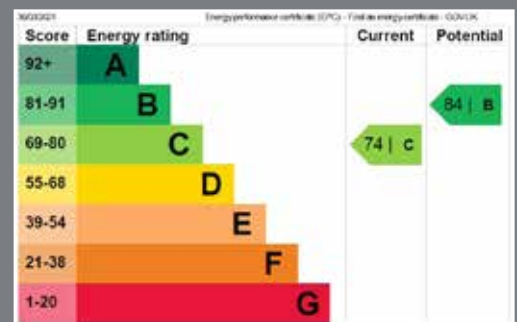


Lettings Department

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/C/21/AN



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