

simon**BRIEN**
RESIDENTIAL

60 Strangford Heights,
Newtownards, BT23 8ND



Offers Around £225,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well-appointed detached property
- Panoramic views over Newtownards, Scrabo Tower, Ards Airport and across to Craigantlet and part of the Lead Mines
- Entrance hall with Oak floor
- Open plan lounge/ dining room with stunning vistas to the rear
- Large deluxe fitted kitchen in Cream units, breakfast bar and stunning views to the rear
- Three good sized bedrooms
- Deluxe bathroom comprising White suite, separate shower cubicle and towel radiator
- Play room or dedicated home office: 17'7" x 10'4" at widest points
- Attached garage with White roller door
- Landscaped gardens to front and extensive to rear laid out in manicured lawns, well stocked flowerbeds and extensive terrace area – the perfect location to watch the sun set on summer evenings
- Tarmac driveway with brick edging to front
- Oil fired central heating system
- uPVC double glazed windows and doors
- uPVC fascia and bargeboards

SUMMARY

A fantastic opportunity to purchase a family sized home, on a large site and position just a few minutes the centre of Newtownards. Our clients have updated and presented this superb home to a very high specification which will genuinely only be appreciated upon further inspection. The property is located within the established residential area of Strangford Heights, close to the shores of Strangford Lough and holds fabulous panoramic views over Newtownards, Scrabo Tower, Newtownards Airport and across to Craigantlet and the Lead mines from the rear. The busy shopping town of Newtownards, where the new owners will be able to avail of the excellent shopping and leisure facilities and the many boutiques, coffee shops and eateries that the town has to offer.

Schooling is well catered for with a range of excellent primary schools, Regent House Grammar School and Movilla High. Being located close to the centre of Newtownards, commuting is easy as getting to Belfast only takes 25 mins, Holywood in 15 mins and Bangor in 15mins, there are also excellent transport links if required.

Interest levels are expected to be high, to arrange your own private viewing appraisal of this property please contact our Newtownards branch on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

uPVC double glazed door to:

ENTRANCE HALL:

Solid oak floor, telephone point, corniced ceiling, cloaks cupboard.

Steps to:

LANDING:

Access to roofspace, corniced ceiling, glazed door to:



LOUNGE/DINING:

17' 11" x 16' 7" (5.46m x 5.05m)

Feature modern cassette style electric fire with multi coloured lighting options, television point, corniced ceiling, LED recessed spotlighting, stunning views over Newtownards, Scrabo Tower, Newtownards Airport and Craigantlet, polished laminate floor to dining area.



DELUXE FITTED KITCHEN:

12' 7" x 9' 11" (3.84m x 3.02m)

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level cream units, Formica roll edge work surfaces, 4 ring double hob unit, double built in oven, glass and stainless steel extractor hood, plumbed for washing machine, display cabinets, concealed lighting, wall tiling, ceramic tiled floor, breakfast bar, LED recessed spotlighting, concealed hotpress with copper cylinder and immersion heater, uPVC double glazed door to rear, stunning views over Newtownards, Scrabo Tower, Newtownards Airport and Craigantlet.



BEDROOM (3):

10' 4" x 9' 8" (3.15m x 2.95m)

Polished laminate floor.



LOWER LEVEL

LANDING:

Corniced ceiling, wall light points in hall.

BEDROOM (1):

13' 7" x 11' 0" (4.14m x 3.35m)

Range of mirror fronted Sliderobes offering fantastic storage options, stunning views over Newtownards, Scrabo Tower, Newtownards Airport and Craigantlet."



BEDROOM (2):

12' 8" x 10' 0" (3.86m x 3.05m)

Stunning views over Newtownards and Craigantlet.



DELUXE BATHROOM:

White suite comprising: Panelled corner bath, separate fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit with mixer taps, towel radiator, fully tiled walls, ceramic tiled floor.



BEDROOM (4)/PLAYROOM/HOME OFFICE:

17' 7" x 10' 4" (5.36m x 3.15m) At widest points.

Polished laminate floor, corniced ceiling, wall light points, storage cupboard."

OUTSIDE

ATTACHED GARAGE

16' 9" x 9' 8" (5.11m x 2.95m)

White roller door, light and power, Worcester Bosch oil fired boiler, water tap, plumbed for washing machine, approached by tarmac driveway with brick edging.

Gardens to front in manicured lawn, well stocked flowerbeds and hedging, large enclosed garden to rear laid out in manicured lawn, extensive modern paved sun terrace and paths, very well stocked flowerbeds in shrubs, plants and bushes, raised timber deck, fantastic views over Newtownards, Scrabo Tower, Strangford Lough the Mourne Mountains and Craigantlet. Fencing, outside lights, outside water tap, access to side for oil, bins etc. outside power socket.



Location



Financial Advice

If you're 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/E/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	37 F
1-20	G		

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