

simon**BRIEN**
RESIDENTIAL

9 Tullynagardy Road,
Newtownards, BT23 4UQ



Offers Around £250,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A detached villa located in an established residential area
- Set on a large site offering excellent scope for extension
- In need of modernisation throughout
- Lounge with open fire
- Separate dining room
- Fitted Oak kitchen
- Rear porch
- All important downstairs WC
- Four bedrooms
- Beds one and two have views to Strangford Lough
- Bathroom on first floor comprising coloured suite
- Attached double garage, approached via large tarmac driveway
- Fantastic gardens to front, side and rear laid out in large lawn areas, hedging, trees and well stocked borders
- Oil fired central heating system/ uPVC double glazed windows

SUMMARY

A superb detached villa built in the 1960's enjoying a prime location on the Tullynagardy Road, close to the town centre. The subject property rests on an elevated site of C. 0.3 of an acre, and holds gardens to the front, side and rear, there is ample parking with a tarmac driveway.

Internally the property offers four bedrooms, bed one and two hold views over Newtownards to Strangford Lough, lounge with open fire, separate dining room and kitchen in Oak units, there is also the added benefit of a downstairs cloakroom on the ground floor, and bathroom comprising a coloured suite located on the first floor.

In need of total modernisation throughout, we feel as selling agents, this sale presents a great opportunity for the lucky new owners to renovate, remodel and to truly put their own stamp on a property located on "the Belfast side of town". Tullynagardy Road is an established, quiet residential area renowned for its high calibre of homes, and its semi-rural yet extremely convenient location. Commuting to Belfast is very palatable and with that accessibility to leading East Belfast schools. The Model Primary and Regent House Preparatory & Grammar schools are also close to hand. Holywood and Bangor towns can also be reached within a 10-15 mins drive. Early inspection is essential for a full appraisal, please contact our Newtownards office on 02891 800700 at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, glazed door to:

ENTRANCE HALL:

Polished oak floor, telephone point.



CLOAKROOM:

White suite comprising: Wash hand basin, low flush WC, door leading to attached garage.



LOUNGE:

17' 5" x 13' 1" (5.31m x 3.99m)

Feature Sandstone fireplace with polished wooden mantle, open fire, back boiler (baxi), quarry tiled hearth, dual aspect, corniced ceiling, views to Strangford Lough.



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DINING ROOM:
12' 0" x 9' 10" (3.66m x 3m)

Views to Strangford Lough.



BEDROOM (1):
12' 7" x 9' 10" (3.84m x 3m)

Range of built in robes, fantastic views over Newtownards to Strangford Lough.



FITTED KITCHEN:
12' 1" x 8' 9" (3.68m x 2.67m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level oak units, Formica roll edge work surfaces, recess for cooker, extractor hood, recess for fridge, plumbed for washing machine, wall tiling, concealed lighting, glazed door to rear porch.



BEDROOM (2):
12' 0" x 9' 10" (3.66m x 3m)

Range of built in robes, fantastic views over Newtownards to Strangford Lough.



REAR PORCH:
10' 1" x 3' 4" (3.07m x 1.02m)

Ceramic tiled floor, access to attached garage uPVC double glazed door to rear garden.

FIRST FLOOR



BEDROOM (3):
10' 2" x 7' 1" (3.1m x 2.16m)

Built in robes.



BEDROOM (4):
8' 9" x 7' 9" (2.67m x 2.36m)

Range of built in robes, access to roofspace.

BATHROOM:

Coloured suite comprising: Panelled bath with Redring thermostatically controlled shower unit over bath, pedestal wash hand basin, low flush WC, chrome towel radiator, wall tiling, concealed Hotpress and immersion heater.



OUTSIDE

ATTACHED GARAGE 1:
21' 8" x 10' 0" (6.6m x 3.05m)

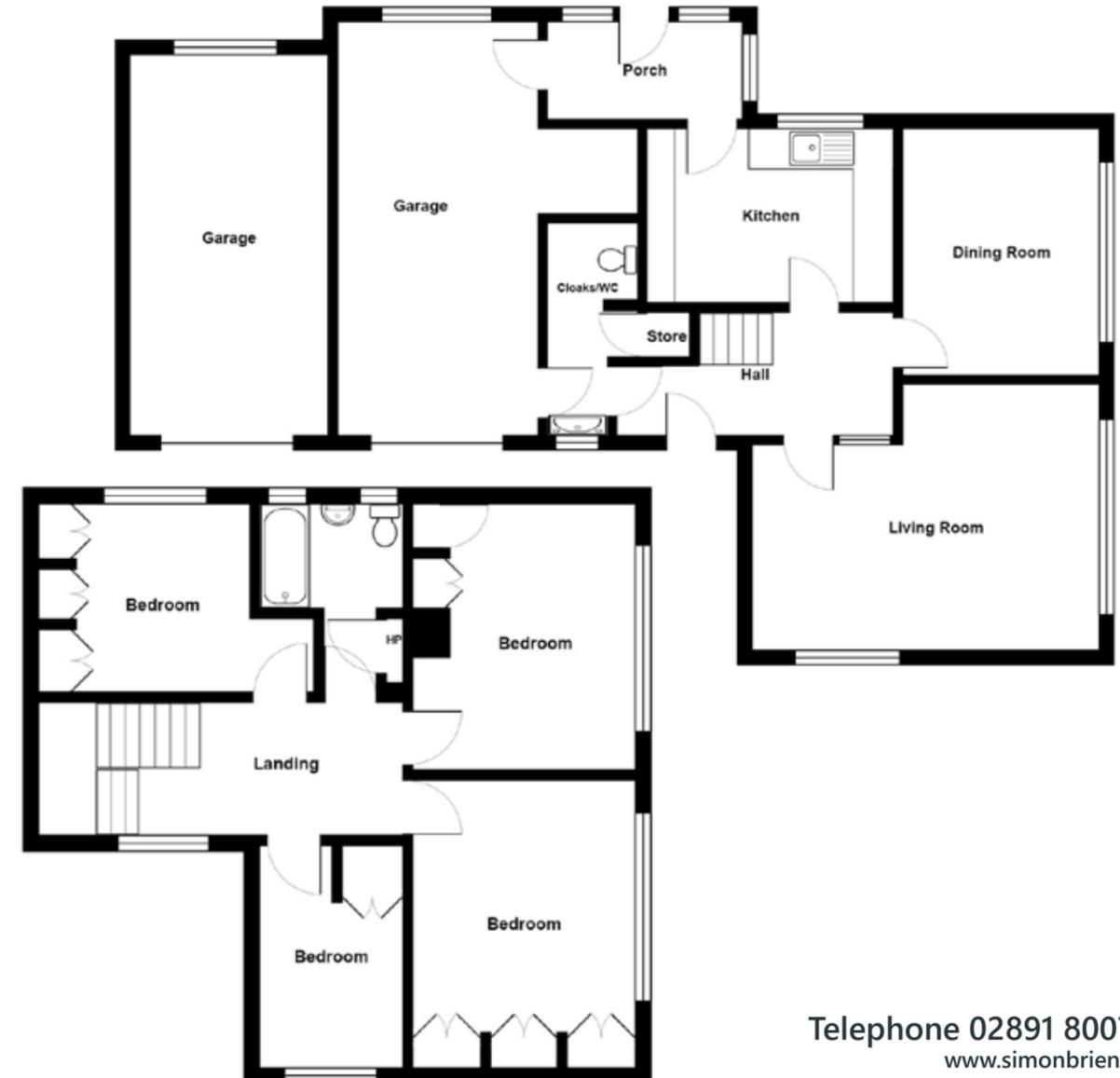
Up and over door, light and power, coal house, Firebird condensing oil fired boiler.

GARAGE 2:
19' 6" x 9' 8" (5.94m x 2.95m)

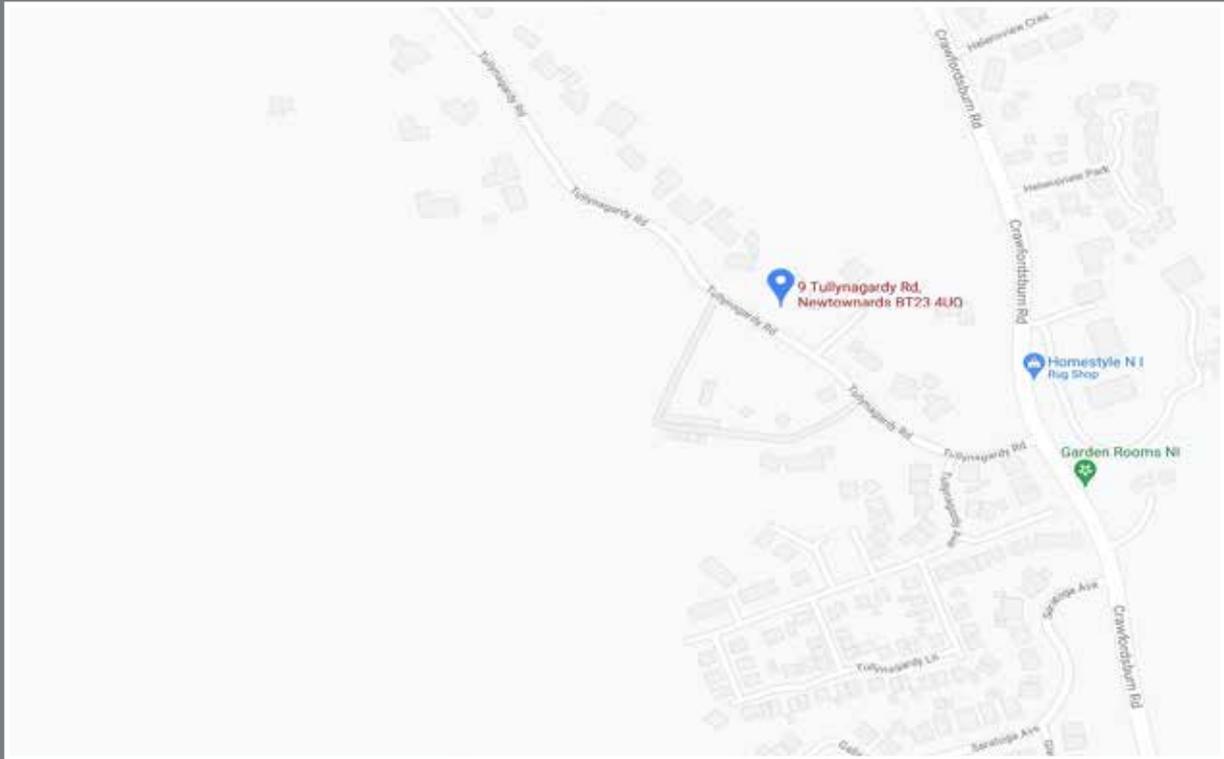
Up and over door, light.

Both approached by extensive tarmac driveway.

Gardens to front, side and rear laid out in large lawns, well stocked flowerbeds and borders, garden pond, greenhouse, selection of trees, shrubs and bushes, concrete patio area, hedging.



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/G/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		

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