

simonBRIEN
RESIDENTIAL

56 Ballybarnes Road,
Newtownards, BT23 4UE



Offers Around £345,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A large detached property
- Offering commanding views to Newtownards, Scrabo Tower, Strangford Lough and surrounding farmland
- Ideally located at the foot of Craigantlet, with ease of commuting to Belfast City, Newtownards, Holywood and Bangor
- Large entrance hall
- Lounge with fireplace and views to front
- Dining room with fireplace and views to front
- Deluxe fitted kitchen in Cream Shaker style units
- Separate pantry
- Four double bedrooms
- Bedroom one and two on first floor
- Bedroom three and four on the ground floor
- Bathroom comprising White suite, separate WC on ground floor
- Detached matching garage
- Large tarmac driveway to front offering plenty of parking space
- Gardens to front and rear laid out in lawns, well stocked flower beds, trees and hedging
- Substantially uPVC double glazed windows
- Oil fired central heating system

SUMMARY

A superb detached home enjoying a prime location at the foot of Craigantlet on the periphery of Newtownards. No. 56 Ballybarnes Road rests on an elevated position, and offers commanding views over Newtownards, surrounding farmland, Scrabo Tower and Strangford Lough. There are large gardens laid out in lawns, mature trees, hedging and fantastic parking with a large tarmac driveway. In need of some modernisation, this spacious property represents a great opportunity to renovate, and create a "forever home" for those seeking a family home to enjoy privacy and convenience in one of Newtownards' most sought after residential locations.

Being located on the "Belfast side of town", commuting to Belfast is very palatable and with that accessibility to leading schools. Shopping is close to hand also, with the busy Newtownards town centre only a few minutes' drive away, Holywood and Bangor can also be reached within a 10-15 mins drive, Stormont Buildings, City Airport and the Ulster Hospital are also easily accessible from this property. To arrange your own, private viewing appraisal, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door to:

ENTRANCE HALL:

Telephone point, concealed hotpress with copper cylinder and immersion heater.

DINING ROOM:

15' 0" x 11' 11" (4.57m x 3.63m)

Feature ceramic tiled fireplace, open fire, corniced ceiling, stunning views over Newtownards, Scrabo Tower and Strangford Lough.

LOUNGE:

14' 11" x 13' 4" (4.55m x 4.06m)

Feature ceramic tiled fireplace, open fire, corniced ceiling, stunning views over Newtownards and Strangford Lough.



**DELUXE FITTED KITCHEN:
12' 4" x 11' 10" (3.76m x 3.61m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level cream shaker style units, Formica roll edge work surfaces, recess for cooker, extractor hood, integrated fridge and dishwasher, wall tiling, country views to rear, separate pantry.



**BEDROOM (3):
14' 11" x 9' 4" (4.55m x 2.84m)**

Range of built in robes, countryside views.



**BEDROOM (4):
14' 11" x 9' 10" (4.55m x 3m)**

Range of built in robes, countryside views.



BATHROOM:

White suite comprising: Panelled bath with Bristan thermostatically controlled shower over, pedestal wash hand basin, partly tiled walls, extractor fan.

SEPARATE WC:

White suite comprising push button WC.





FIRST FLOOR

LANDING:

Dual aspect with views over Newtownards and Strangford Lough to front, countryside views to Craigantlet to rear. Access to roofspace.



**BEDROOM (1):
15' 0" x 13' 9" (4.57m x 4.19m)**

Countryside views.



**BEDROOM (2):
14' 11" x 14' 1" (4.55m x 4.29m)**

Access to storage. Countryside views to Scrabo Tower and towards Belfast.



OUTSIDE

**DETACHED GARAGE:
17' 4" x 17' 2" (5.28m x 5.23m)**

Remote control up and over door, light and power, Belfast sink, plumbed for washing machine, uPVC double glazed side window, pedestrian door. Approached by large tarmac driveway with plenty of off road parking for all the family.

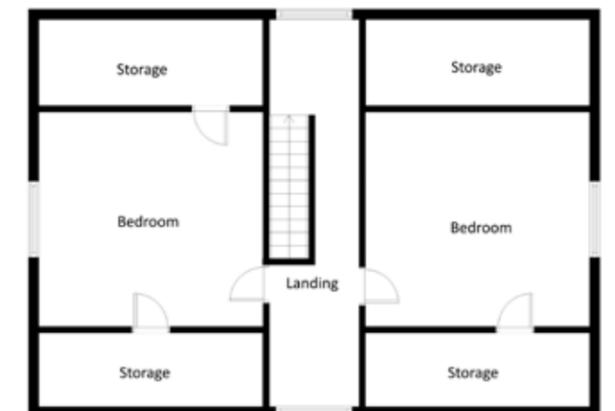
Gardens for front side and rear in lawns, well stocked flowerbeds, mature shrubs and bushes, views over Newtownards, Scrabo Tower and Strangford Lough

LOCATION: Ballybarnes Road, Newtownards

N.A.V:
GROUND RENT:
REF: RO/G/21/AN

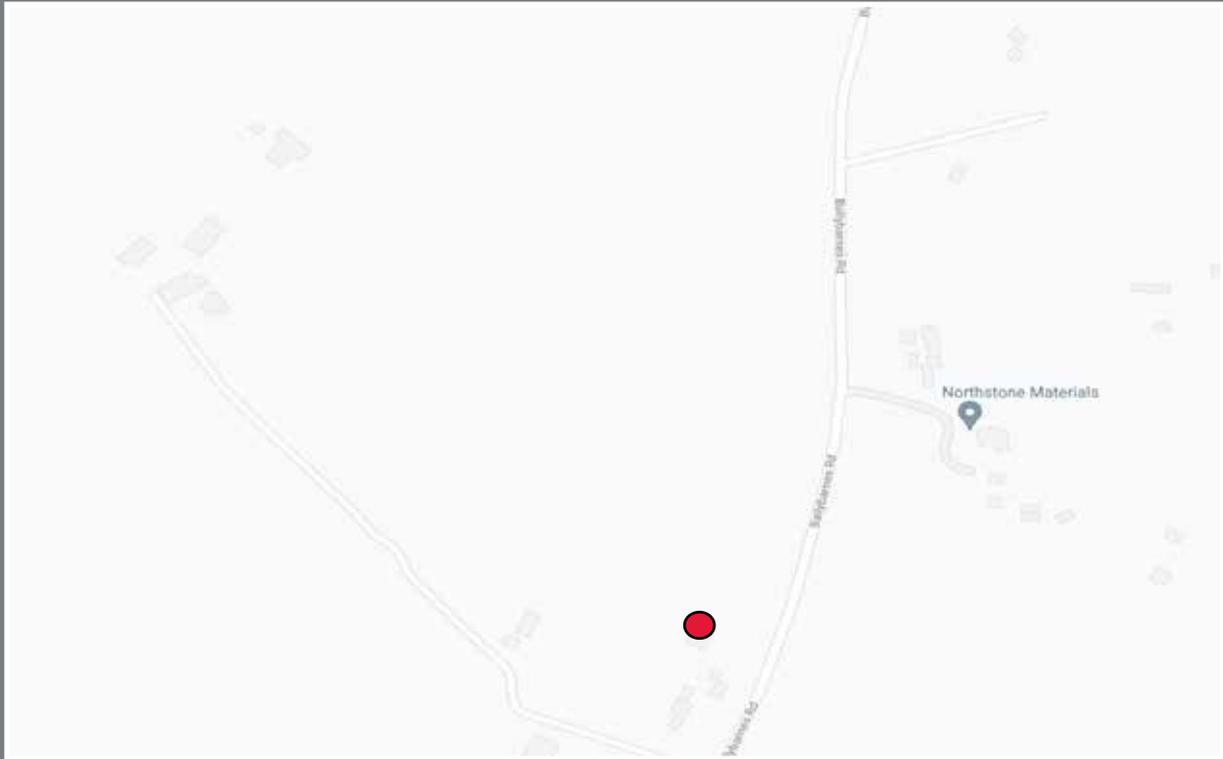


56 Ballybarnes Road, Newtownards (Ground Floor)



56 Ballybarnes Road, Newtownards (1st Floor)

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	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

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