

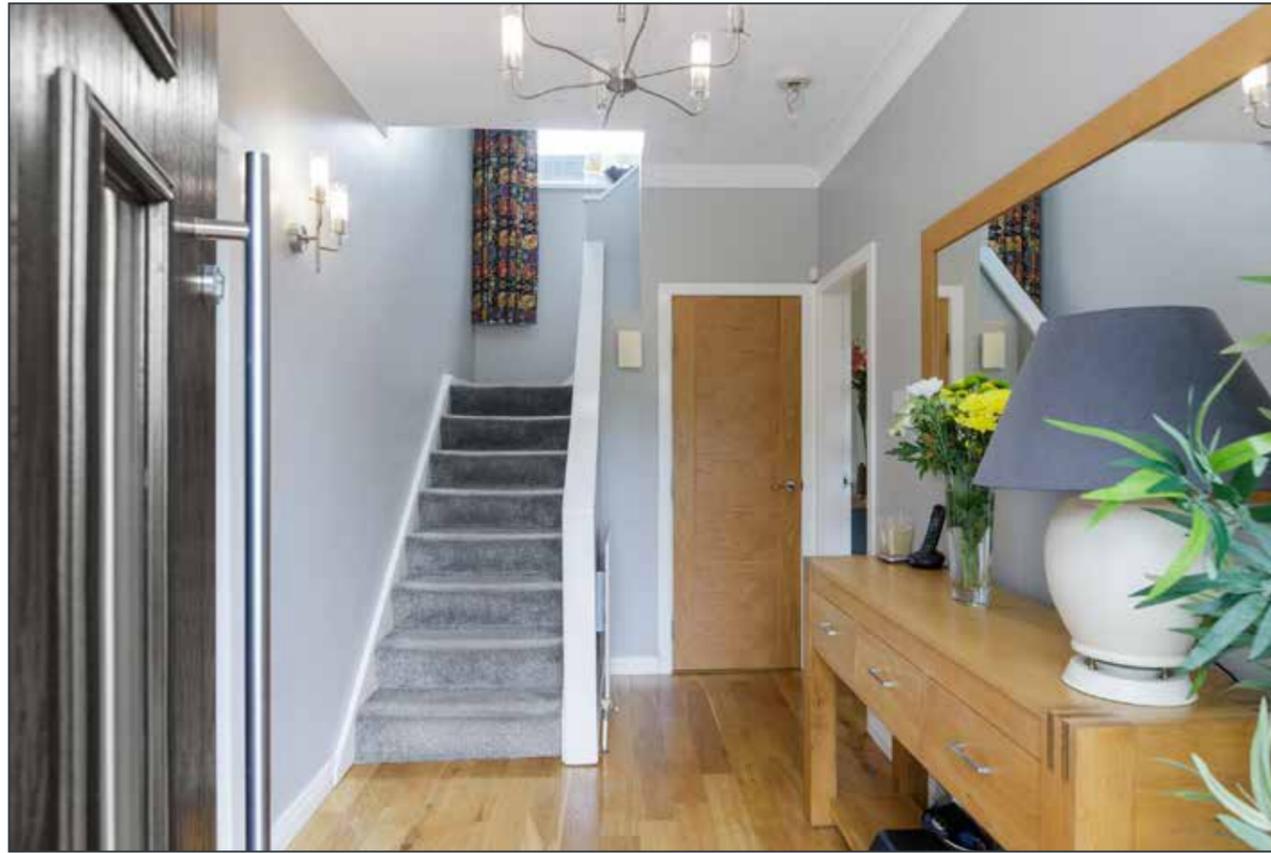
simon**BRIEN**
RESIDENTIAL

219 Bangor Road,
Newtownards, BT23 7PH



Offers Around £385,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An extended and modernised detached family home
- Ideally positioned on the edge of Newtownards, with ease of access to Bangor
- Entrance hall with Oak floor
- Lounge offering beautiful Sandstone fireplace
- Open plan family room to dining with wood burning stove
- Dining is further open to Kitchen
- Luxury fitted Oak kitchen with island and access to rear garden via French doors
- Three double bedrooms
- Bedroom one with dressing room and modern ensuite shower room
- The dressing room can easily be turned back into bedroom four
- Luxury family bathroom with bath and separate shower, in White suite
- Utility room located off the landing on the first floor
- Balcony measuring 23' x 13' accessed off landing
- Attached garage, approached via tarmac driveway
- Detached games room measuring 32' x 16'
- Gardens to front and rear in lawns, hedging, trees, well stocked flowerbeds and patio
- Large covered log and bin store
- Rewired C.2014
- Mostly re-plaster C.2015
- uPVC doubled glazed windows and doors installed 2020/21
- Oil fired central heating system

SUMMARY

This impressive detached home is situated along the popular Bangor Road, on the periphery of the busy shopping town of Newtownards. Set on beautifully maintained gardens to the front and rear the subject property also offers an attached garage and large detached games room to the rear, which may be utilised as substantial home office, should it be required. Our clients have updated and modernised this fantastic property leaving little to do but move in and immediately enjoy your new home. Holding all the attributes to provide a rural lifestyle whilst pertaining excellent convenience to Newtownards and Bangor towns, and offering an excellent choice of schooling at both primary, secondary levels. For adults, the SERC Colleges in Newtownards and Bangor may provide options to avail of for further education.

The accommodation briefly comprises: entrance hall with Oak floor, lounge with feature Sandstone fireplace, open plan family room with stove which is open to the dining room, and further open plan to a luxury Oak kitchen with range cooker, island and French doors to rear gardens.

On the first floor there is a good sized landing which has access to a 23' x 13' balcony, and also a first floor utility room. There are three double bedrooms, master with modern shower room and separate dressing room – this room could easily be turned back into bedroom four with little work. A luxury bathroom services bedroom two and three with a modern White suite, including bath and separate shower cubicle.

On the exterior the gardens are placed to the front and rear and laid out in lawns, mature hedging, trees, flowerbeds, patio area. In addition there is an attached garage approached via tarmac and concrete driveway with plenty of parking area, and a detached games room measuring 32' x 16 which may be used as a separate work space/ home office. All in all this really is a fabulous property, and needs to be viewed to appreciate all of its facilities. Please contact our Newtownards office on 02891 800700 to arrange a private viewing appraisal.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Quarry tiled step, outside light, tongue and groove black composite front door.

ENTRANCE HALL:

Polished oak floor, telephone point, corniced ceiling and ceiling rose, wall light points, large cloaks cupboard under stairs.



LOUNGE:

18' 9" x 11' 7" (5.72m x 3.53m)

Attractive sandstone fireplace surround, granite inset and hearth, open fire, polished oak floor, corniced ceiling and ceiling rose, television point.

FAMILY ROOM/DINING:
18' 9" x 11' 7" (5.72m x 3.53m)

Feature black enamel wood burning stove, corniced ceiling, open to:



LUXURY FITTED KITCHEN/BREAKFAST ROOM:
14' 11" x 14' 4" (4.55m x 4.37m)

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level oak units, Formica roll edge work surfaces, stainless steel Britannia range cooker, large extractor hood with oak surround, recess and plumbed for American style fridge freezer, integrated microwave and dishwasher, basket storage, display cabinets, plate gallery, island with granite work surfaces and breakfast bar, recessed spotlighting, wall tiling, concealed lighting, ceramic tiled floor, uPVC double glazed French doors to rear.





FIRST FLOOR

LANDING:

Access to roofspace, corniced ceiling, large window overlooking rear.



UTILITY ROOM:

5' 6" x 5' 3" (1.68m x 1.6m)

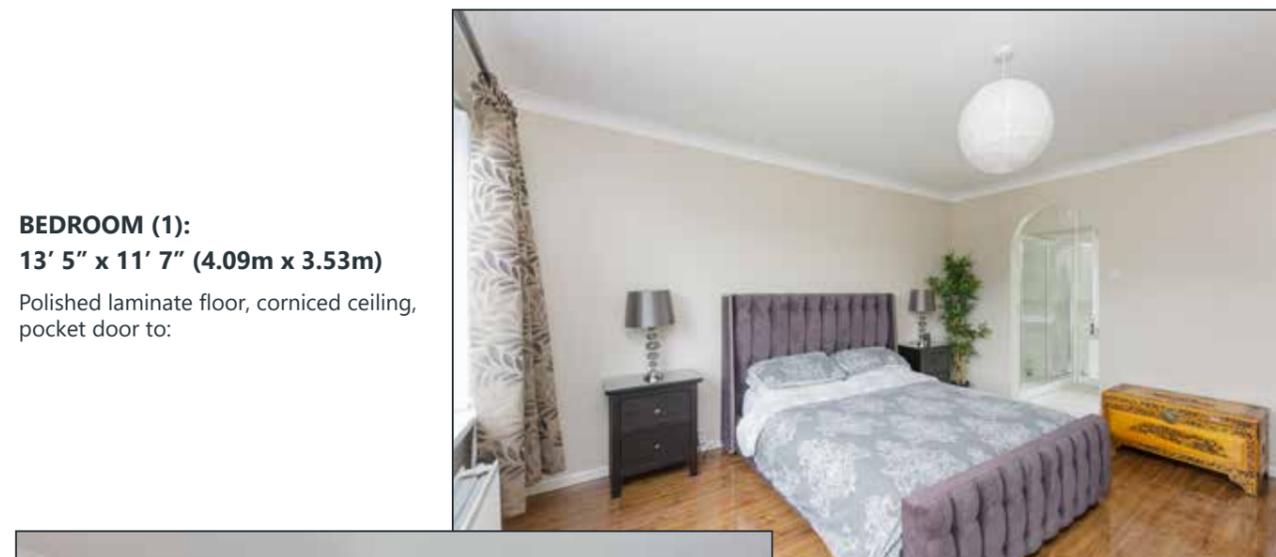
Plumbed for washing machine, lino floor.



BALCONY:

23' 5" x 13' 1" (7.14m x 3.99m)

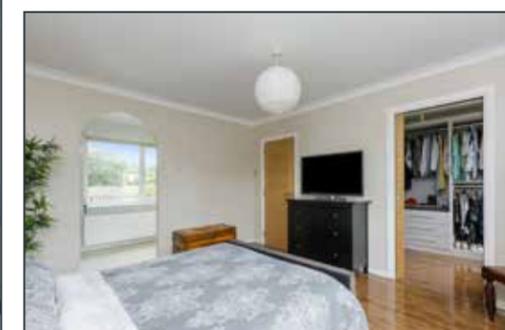
Timber deck, wrought iron balustrades, views over surrounding countryside and gardens.



BEDROOM (1):

13' 5" x 11' 7" (4.09m x 3.53m)

Polished laminate floor, corniced ceiling, pocket door to:





DRESSING ROOM:
9' 3" x 6' 9" (2.82m x 2.06m) At widest points.

Excellent range of built in robes, drawers and shelving, polished laminate floor, corniced ceiling (could be turned back into Bedroom 4 with minimal work).



BEDROOM (3):
11' 7" x 9' 10" (3.53m x 3m)

Built in wardrobe and shelving, polished laminate floor, corniced ceiling.



DELUXE ENSUITE:

Modern white suite comprising: Large separate fully tiled shower cubicle, thermostatically controlled shower unit with multi jets and telephone hand shower, vanity unit with cupboards, mirrors and drawers, wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, corniced ceiling.



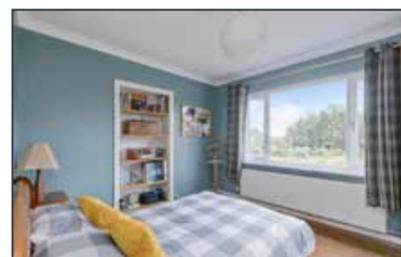
LUXURY BATHROOM:

White suite comprising: Panelled bath with chrome mixer taps, 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.



BEDROOM (2):
12' 0" x 8' 7" (3.66m x 2.62m)

Built in robe, polished laminate floor, corniced ceiling.





OUTSIDE

ATTACHED GARAGE
22' 4" x 12' 5" (6.81m x 3.78m)

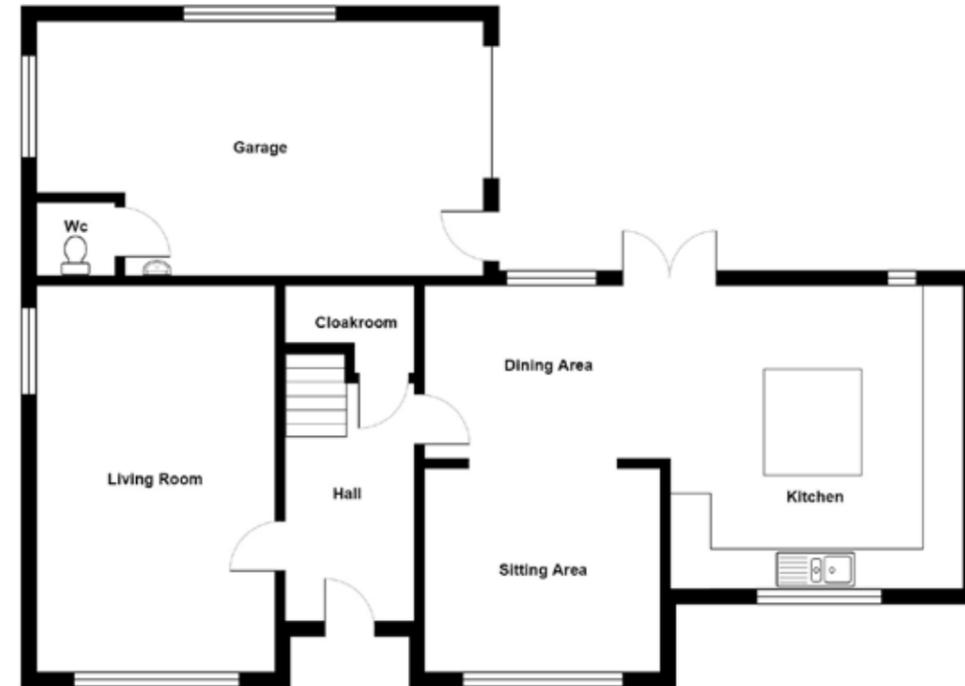
Up and over door, light and power, oil fired boiler, wall mounted wash hand basin, two uPVC double glazed windows, separate WC. Approached via tarmac driveway.

DETACHED GAMES ROOM:
32' 4" x 16' 7" (9.86m x 5.05m)

Windows, 4 radiators. This could be useful as a home office space if required.

Gardens to front and rear laid out in manicured lawns, mature hedging, trees, well stocked flowerbeds in shrubs and plants, large paved patio area, raised timber deck balcony on top of attached garage, D rail fencing, covered log and bin store.

Tarmac driveway providing off road parking further leading to rear concrete parking area.



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 | 57 D | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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