

40 Tullynagardy Lane,  
Newtownards, BT23 4ZF



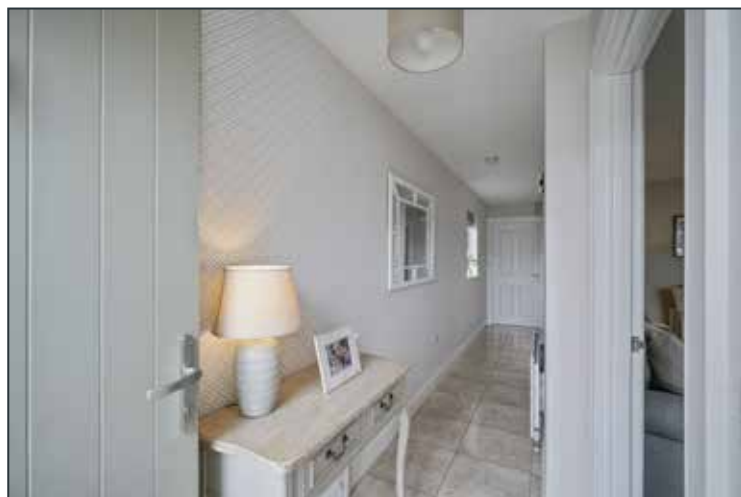
Offers Around £180,000

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#### KEY FEATURES

- A very attractive, extended semi detached villa
- Located within the popular Tullynagardy development
- Within easy striking distance of the busy town centre and its wealth of amenities
- Entrance hall with ceramic tiled floor
- Downstairs cloakroom comprising modern white suite
- Lounge offering bay window and Sandstone fireplace
- Deluxe kitchen with Cream Shaker style units, range of integrated appliances
- Beautiful sun room with views over Newtownards to Strangford Lough and beyond
- Three good sized bedrooms, Bed1 with ensuite
- Deluxe bathroom comprising modern white suite
- Superb gardens to front and rear with artificial lawns, feature timber deck and stunning views over Newtownards, Strangford Lough and beyond
- Gas fired central heating system
- uPVC double glazed windows and doors



#### SUMMARY

Ideally located on "the Belfast side of town" we take great pleasure in offering this attractive, extended semi-detached villa to the open market.

Of comparatively recent construction, No.40 Tullynagardy Lane represents a fantastic purchase for those seeking a well-appointed, modern family home with little to do but move in and instantly start enjoying their new home. The subject property is set within the popular Tullynagardy development, just off the Crawfordsburn Road. Access to the busy Newtownards town centre and local leading schools is easily gained within a few minutes' drive. Moreover, commuter routes to Belfast, City Airport, Bangor and Holywood are within easy reach from this superb family home.

Immediate internal inspection is highly recommended as this property will be in demand. Please contact our Newtownards office on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Solid wood front door, outside light to:

##### ENTRANCE HALL:

Ceramic tiled floor, telephone point.

##### LOUNGE:

**19' 8" x 13' 0" (5.99m x 3.96m)**

Feature bay window, attractive Sandstone fireplace, cast iron inset, gas fire, granite hearth, telephone point.



##### CLOAKROOM:

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, ceramic tiled floor.

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**DELUXE KITCHEN:**

**13' 0" x 9' 0" (3.96m x 2.74m)**

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, 4 ring gas hob unit, stainless steel extractor hood, built in oven, integrated fridge freezer, dishwasher and washer dryer, concealed gas boiler, feature wall tiling, concealed lighting, ceramic tiled floor, recessed spotlighting, larder cupboard, open to:

**SUN ROOM:**

**11' 0" x 9' 6" (3.35m x 2.9m)**

Ceramic tiled floor, LED recessed spotlighting, feature lantern roof, uPVC double glazed French doors to rear, uPVC double glazed door to rear, beautiful views to Newtownards, Strangford Lough and Scrabo Tower.



**FIRST FLOOR**

**LANDING:**

Linen cupboard, access to roofspace.



**BEDROOM (1):**

**11' 1" x 9' 9" (3.38m x 2.97m)**

Stunning panoramic views to rear over Newtownards, Strangford Lough, Scrabo Tower and towards the Mourne Mountains.



**DELUXE ENSUITE SHOWER ROOM:**

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower. Floating wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan.







**BEDROOM (2):**  
12' 8" x 8' 2" (3.86m x 2.49m)



**BEDROOM (3):**  
9' 3" x 8' 1" (2.82m x 2.46m)



**DELUXE BATHROOM:**  
Modern white suite comprising:  
Panelled bath with mixer taps and telephone hand shower over bath, floating wash hand basin with mixer taps, push button WC, feature wall tiling, ceramic tiled floor, recessed spotlighting, extractor fan, large chrome towel radiator.

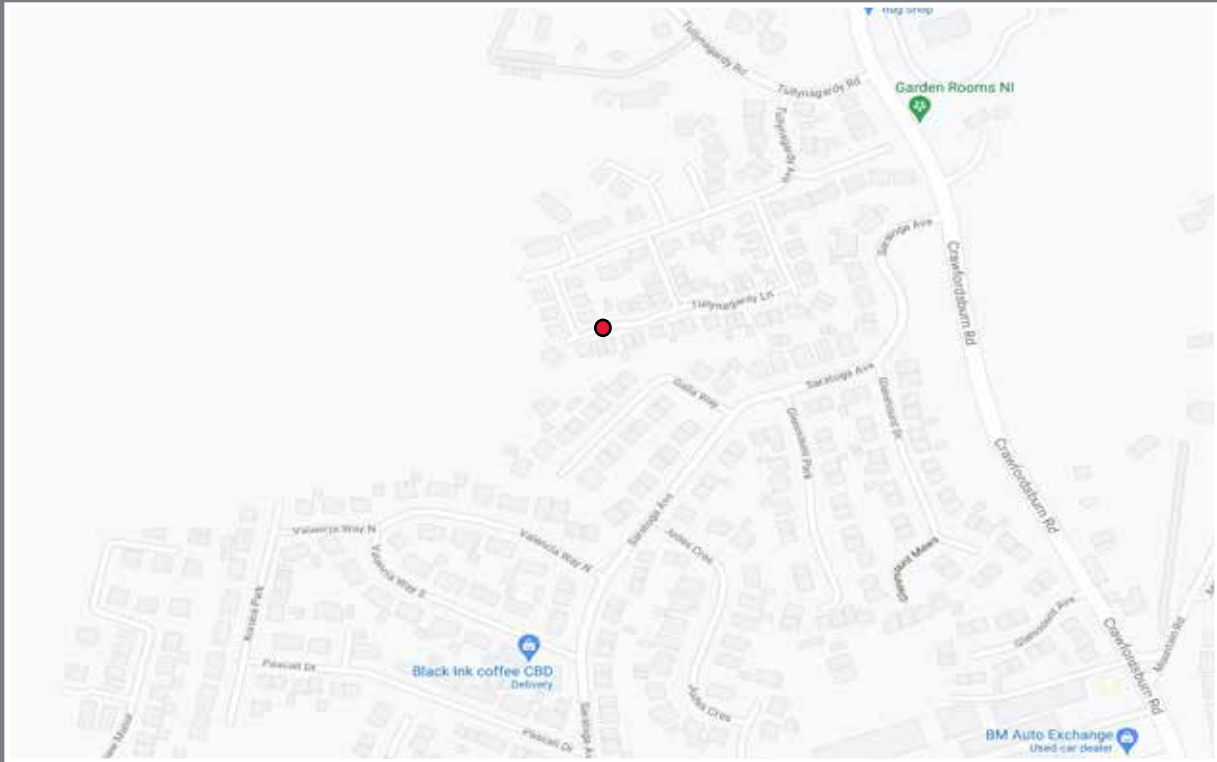


## OUTSIDE

Gardens to front and rear in artificial grass, lawns, low maintenance flowerbed in plants, feature raised timber decking area providing stunning views over Newtownards, Scrabo Tower and Strangford Lough, fencing, outside light, bin storage area.



# Location



Travel along the Crawfordsburn Road, turn left onto Tullynagardy Road and left again into Tullynagardy Avenue. Follow the road then turn left onto Tullynagardy Lane. No.40 is located toward the end of the cul de sac 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](http://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
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81-91	B		81   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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