

simon**BRIEN**  
RESIDENTIAL

25 Larksborough Avenue,  
Newtownards, BT23 8SU



Offers Around £152,500

Telephone 02891 800700  
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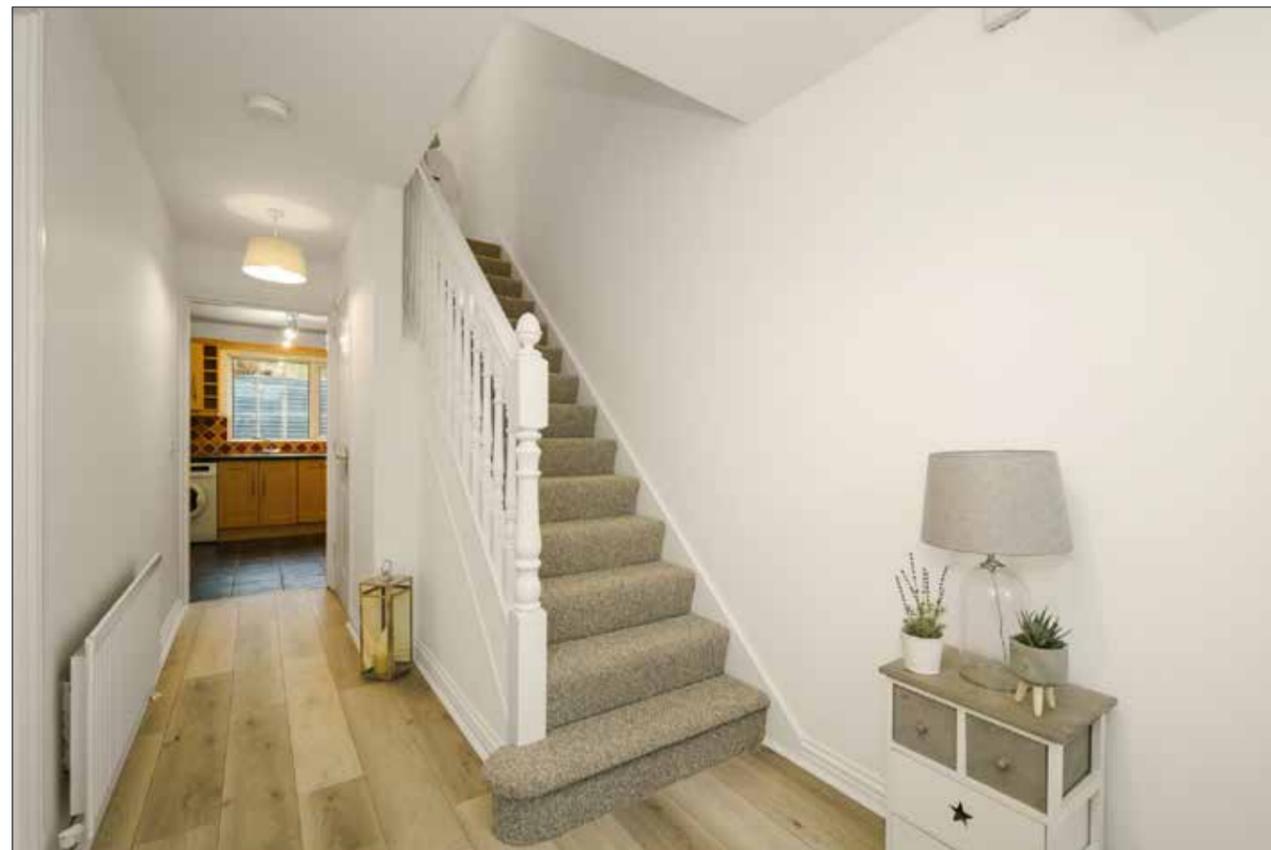
## KEY FEATURES

- Modern, well presented semi-detached villa
- Located within the select development of Larksborough
- Easy access to Newtownards town centre, schooling, and leisure facilities
- Entrance hall with Grey laminate floor
- Downstairs cloakroom comprising modern white suite
- Good sized lounge with open fire
- Open plan deluxe fitted kitchen/ dining room with French doors leading to rear garden
- Three bedrooms, master with en suite shower room
- Deluxe bathroom comprising modern white suite
- Tarmac driveway to side of property providing off road parking for two vehicles
- Easily maintained gardens to front and rear
- Gas fired central heating system
- uPVC double glazed windows and rear patio doors
- Solid wood front door

## SUMMARY

Ideally set in the periphery of the bustling shopping town of Newtownards, we offer this attractive semi-detached villa to the open market. Holding a well-appointed interior layout the subject property offers a good sized lounge with open fire, downstairs cloakroom, open plan deluxe fitted kitchen to dining room that has a set of French doors leading out to the rear garden, three bedrooms on the first floor, bed 1 with en suite, and a family bathroom in modern White suite services bedroom 2 and 3.

There are neat gardens laid to the front in low maintenance pebbled area and rear in artificial grass, garden wall with fencing and large elevated flowerbed. A tarmac driveway with good off road parking runs along the side of the property for two vehicles. As selling agents, we feel this property will attract first time buyers and young families to view, and keen levels of interest are expected, please contact our Newtownards branch on 02891 800700.



### CLOAKROOM:

Modern white suite comprising: Pedestal wash hand basin with mixer taps, push button WC, ceramic tiled floor, extractor fan.

### LOUNGE:

**14' 8" x 11' 4" (4.47m x 3.45m)**

Attractive fireplace surround, cast iron inset, open fire, slate tiled hearth, grey polished laminate floor, open to:



### THE PROPERTY COMPRISES:

#### GROUND FLOOR

Solid wood front door painted grey, outside light, to:

#### ENTRANCE HALL:

Grey polished laminate floor, telephone point.



**DELUXE FITTED KITCHEN/DINING ROOM:**

**18' 3" x 10' 2" (5.56m x 3.1m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level shaker style units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, stainless steel extractor hood, recess for fridge freezer, plumbed for washing machine, integrated dishwasher, wine rack, wall tiling, ceramic tiled floor to kitchen area, polished laminate floor to dining area, uPVC double glazed French doors to rear garden.



**FIRST FLOOR**

**LANDING:**

Access to roofspace, linen cupboard, Worcester gas boiler.



**BEDROOM (1):**

**12' 9" x 10' 2" (3.89m x 3.1m)**

Range of mirror fronted Sliderobes, views to Strangford Lough and Mourne Mountains.



**ENSUITE SHOWER ROOM:**

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, extractor fan.





**BEDROOM (2):**  
**11' 6" x 11' 1" (3.51m x 3.38m)**

Polished laminate floor.

**BEDROOM (3):**  
**9' 4" x 7' 9" (2.84m x 2.36m)**

Polished laminate floor, built in robe, Keylite window.



**DELUXE BATHROOM:**

Modern white suite comprising: panelled bath with mixer taps, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, extractor fan, Keylite window.

**OUTSIDE**

Gardens to front in low maintenance area laid in loose stones. Rear garden laid in artificial grass, garden wall with fencing and large elevated flowerbed to rear. Outside light, access to side for bins etc. Good tarmac driveway to side of property offering off road parking for two cars.



# 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](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/I/21/SO



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