

1 Watermeade Park,
Greyabbey, BT22 2XD



Offers Over £225,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well-presented detached bungalow
- Set on an easily managed corner plot
- Located in the ever-popular Watermeade development
- Within a short stroll of Greyabbey village and shorefront walks
- Entrance porch leading to large entrance hall
- Lounge with feature fireplace and stove
- uPVC double glazed conservatory
- Luxury fitted kitchen/ dining room in cream shaker style units, range cooker and selection of integrated appliances
- Three bedrooms, bedroom one with deluxe ensuite
- Deluxe bathroom comprising white suite
- Gardens to front, side and rear in large gravel patio areas, timber decking, trees and shrubs
- Large brick paved driveway to side of property
- Oil fired central heating system; boiler replaced in 2022
- Double glazed windows in timber units

SUMMARY

Ideally positioned within a few minutes' walk of Greyabbey's shoreline, we offer this superb, detached bungalow to the open market. Occupying a nicely proportioned site, No. 1 Watermeade Park is deceptively spacious and offers a bright and well-designed interior which will undoubtedly be appealing to discerning purchasers.

The accommodation briefly comprises of entrance porch, large entrance hall, lounge with wood burning stove, luxury fitted kitchen cream shaker style units with Belling range cooker and selection of integrated appliances, uPVC double glazed conservatory, three bedrooms, bedroom one with ensuite and lastly a deluxe bathroom in white suite.

Externally there is a large brick paved driveway with off road parking to the side of the property. There are well appointed gardens to the front side and rear laid out in low maintenance gravel patio areas, timber deck, trees and flowerbeds.

If you are seeking detached property within close proximity of country or shorefront walks and in ready to move in condition, this superb property is sure to meet your requirements. To arrange your private viewing appointment, please contact our Newtownards branch on 02891800700.



LOUNGE:

13' 1" x 12' 11" (3.99m x 3.94m)

Attractive fireplace with floating sleeper mantle, wood burning stove, tiled hearth, polished laminate floor, TV point, dual aspect.



THE PROPERTY COMPRISES:

GROUND FLOOR

UPVC DOUBLE GLAZED ENTRANCE PORCH:

Ceramic tiled floor, glazed door to Entrance Hall.

ENTRANCE HALL:

Polished laminate floor, telephone point, access to roofspace. Glazed double doors to Kitchen.

**LUXURY FITTED KITCHEN/DINING ROOM:
15' 0" x 12' 10" (4.57m x 3.91m)**

Rangemaster Belfast sink with mixer taps, excellent range of high and low level cream shaker style units, oak work surfaces, black Belling Classic range cooker, extractor hood, integrated dishwasher and washing machine, broom cupboard, pull out larder, wall tiling, concealed lighting, velux window. Open to Conservatory.



**UPVC DOUBLE GLAZED CONSERVATORY:
12' 10" x 9' 2" (3.91m x 2.79m)**

Ceramic tiled floor, uPVC double glazed French doors to rear enclosed garden.

**BEDROOM (1):
11' 5" x 10' 9" (3.48m x 3.28m)**

Polished wooden floorboards.

DELUXE ENSUITE:

White suite comprising: Separate fully tiled shower cubicle, thermostatically controlled shower with rain head, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, extractor fan.





BEDROOM (2):
9' 10" x 9' 8" (3m x 2.95m)

Polished wooden floorboards.



BEDROOM (3):
9' 10" x 9' 9" (3m x 2.97m)

Range of built in robes, polished wooden floorboards.



DELUXE BATHROOM:

White suite comprising: Panelled bath with mixer taps and telephone hand shower over, pedestal wash hand basin, low flush WC, wall tiling, ceramic tiled floor, extractor fan, concealed hotpress with copper cylinder and immersion heater.



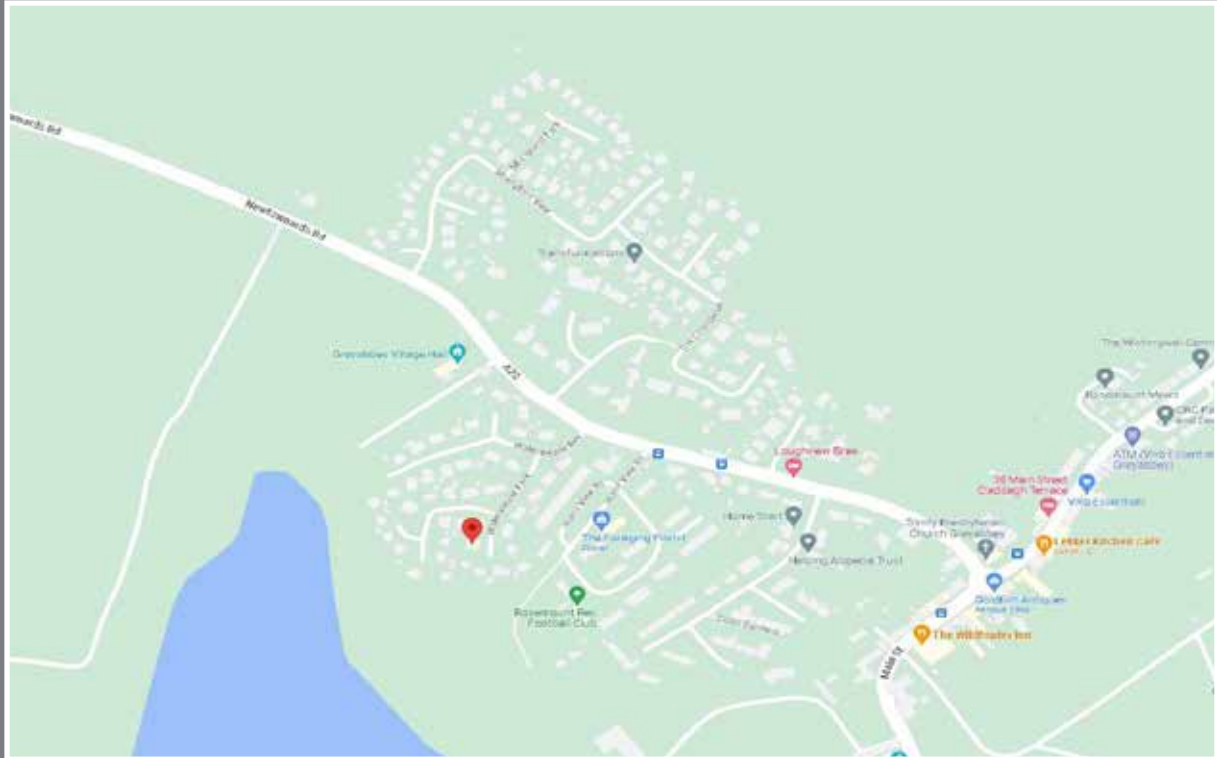
OUTSIDE

Gardens to front, side and rear laid out in low maintenance gravel areas, feature timber deck, paved patio, trees, shrubs, bushes and plants, paved path, trellising and fencing. Boiler house with oil fired boiler (installed March 22), oil storage tank, outside light, outside water tap, garden shed. Good sized brick paved driveway to side of property.



All measurements are approximate and for display purposes only

Location



From Newtownards turn right after the entrance to Greyabbey Village Hall into Watermeade Park, travel down to the bottom, No.1 is on the right 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



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/E/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	70 C

EPC REF: 4201-2112-8822-2507-0573

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.