

simon**BRIEN**
RESIDENTIAL

1 Watermeade Avenue,
Greyabbey, BT22 2XA



Offers Around £239,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A beautifully presented detached bungalow
- Resting on a large, level, corner plot with private and mature gardens
- Located a short stroll from the Main Street in the historic village of Greyabbey
- Coastal walks are easily accessible within a few minutes
- uPVC double glazed entrance porch leading the large entrance hall
- Lounge with attractive Oak fireplace and gas fire
- Separate dining room, with access to rear garden
- Deluxe Oak kitchen and high and low level units, space for casual dining
- Three good sized bedrooms
- Bedroom one with ensuite WC and mirror fronted sliding robes
- Deluxe family bathroom comprising modern White suite
- Detached matching garage
- Large brick paved driveway with ample off road parking
- Superb, well stocked, gardens to front, side and rear in lawns, hedging, trees, secluded side garden and patio areas
- Oil fired central heating system
- Oak effect uPVC double glazed windows and doors
- Alarm system
- BT Openreach fibre connected to the property
- Cavity walls and roof space have been insulated

SUMMARY

Resting on a large corner plot we bring to the market this deceptively spacious detached bungalow. The subject property has been extremely well maintained by our clients and further presents a superb interior leaving the lucky new owners little to do but move in and immediately enjoy their new home. Located within the popular Watermeade development, the property is within a light stroll to the historic village of Greyabbey and beautiful coastal walks. Newtownards, Donaghadee and Ballywalter can easily be reached via car or local transport links.

The subject property holds a well-proportioned layout, briefly consisting of: entrance porch leading to large entrance hall, lounge, separate dining room, deluxe kitchen in Oak units, rear porch, three good sized bedrooms, bed one with ensuite WC, plus there is nicely appointed family bathroom comprising modern White suite.

Externally the property is set on a level corner plot with mature gardens laid out in manicured lawns, hedging, mature trees, and patio areas. There is a detached matching garage approached via a large brick paved driveway, which provides ample off road parking.

To arrange your viewing appraisal, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

UPVC DOUBLE GLAZED ENTRANCE PORCH:

Slate tiled floor, vaulted ceiling, recessed spotlighting, glazed door and matching side lights to Entrance Hall.



ENTRANCE HALL:

Cloaks cupboard, access to roofspace, glazed door to Lounge, glazed double doors to Dining Room.



LOUNGE:

14' 4" x 13' 7" (4.37m x 4.14m)

Attractive oak fireplace surround, slate inset and hearth, gas fire, TV point.



DINING ROOM:

10' 10" x 8' 8" (3.3m x 2.64m)

Glazed door to rear porch.



DELUXE KITCHEN:

12' 10" x 10' 11" (3.91m x 3.33m)

Stainless steel sink unit with mixer taps, range of high and low level oak units, Formica roll edge work surfaces, recess for cooker, plumbed for washing machine, wine rack, wall tiling, concealed lighting, ceramic tiled floor.



REAR PORCH:

Slate tiled floor, uPVC double glazed door to rear.





BEDROOM (1):
11' 10" x 11' 0" (3.61m x 3.35m)
 Range of mirror fronted sliding robes.

ENSUITE WC:
 Modern white suite comprising: Push button WC, pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, extractor fan, LED recessed spotlighting.



DELUXE BATHROOM:
 Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over, separate fully tiled shower cubicle with Mira sport thermostatically controlled shower, vanity sink unit with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, extractor fan, concealed hotpress with copper cylinder and immersion heater.



BEDROOM (2):
9' 11" x 9' 11" (3.02m x 3.02m)



OUTSIDE
DETACHED MATCHING GARAGE:
18' 1" x 9' 4" (5.51m x 2.84m)

Up and over door, light and power, plumbed for washing machine, glazed side pedestrian door. Approached via large brick paved driveway with plenty of off road parking.

Gardens to front in lawn, shrubs and trees, private walled side garden in lawn, hedging and trees. Private garden to rear laid out in lawn, paved patio, hedging, shrub beds, fencing, boiler house with Turco oil fired boiler, outside tap, outside water tap. Access to both sides for pedestrians.



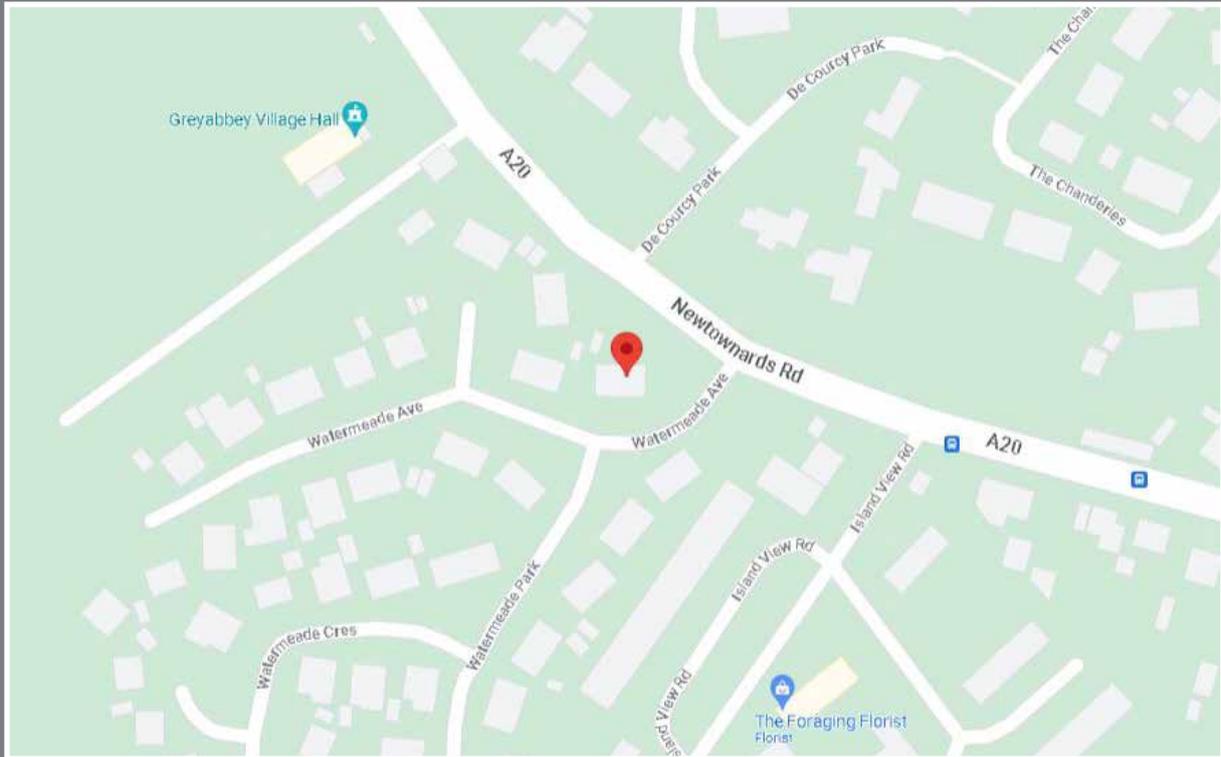
BEDROOM (3):
9' 11" x 9' 6" (3.02m x 2.9m)

Range of mirror fronted sliding wardrobes.



All measurements are approximate and for display purposes only

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/J/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-60	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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