

simon**BRIEN**  
RESIDENTIAL

15 Heron Lodge,  
Newtownards, BT23 8WQ



Offers Around £155,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A well-presented semi-detached bungalow
- Located on the periphery of the bust Newtownards town centre
- A light stroll from a Spar supermarket, chemist, award winning butcher and a Translink bus stop which takes you straight down into the town
- Abbey Primary, Castle Gardens Primary and Movilla High school are all close by
- Entrance hall with laminate flooring
- Lounge/ dining room with fireplace and open fire
- Deluxe fitted kitchen/ casual dining, modern units and integrated oven hob and extractor
- Deluxe shower room comprising modern white suite
- Neat gardens to front and side laid out in lawn, flower beds and trees
- Large rear enclosed garden with an extensive timber deck, patio, summer house/ shed
- Westerly views over Newtownards to Scrabo Tower
- Oil fired central heating system
- uPVC double glazed windows and doors
- uPVC fascia and soffits

#### SUMMARY

Ideally placed just on the periphery of the busy Newtownards town centre, we offer this well presented semi-detached bungalow to the open market. The subject property rests on an easily maintained site, with gardens to the front, side, and rear, and we feel would be suitable for clients wishing to downsize. Located within a short stroll of a Translink bus stop which takes you down into the town, a Spar supermarket, chemist and an awarding butcher, the property's locale really provides ease of access to amenities and transport links.

Internally, the property consists of the following: entrance hall, great sized lounge with open fire, deluxe fitted kitchen, three bedrooms, and a white shower room comprising a modern suite. Externally, the property rests on a level site with manicured lawns with flowerbeds and trees to the front and side. To rear there is a large, enclosed garden with extensive timber deck area, patio summerhouse/ shed and westerly views over Newtownards to Scrabo Tower. Approached via a large tarmac driveway providing ample off road parking for up to three vehicles.

Please contact our Newtownards office on 028 9180 0700 to arrange your viewing appraisal at your earliest convenience.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC double glazed door to Entrance Hall.



##### ENTRANCE HALL:

Polished laminate floor, wood panelling, telephone point, Hotpress with copper cylinder and Willis type immersion heater, access to roofspace.



##### LOUNGE/DINING: 18' 8" x 13' 7" (5.69m x 4.14m)

Feature carved mahogany fireplace, granite inset and hearth, open fire, polished laminate floor, TV point.



**DELUXE FITTED KITCHEN/BREAKFAST ROOM:**

**10' 11" x 9' 11" (3.33m x 3.02m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, extractor hood, recess for fridge freezer, plumbed for washing machine, wall tiling, ceramic tiled floor, uPVC double glazed stable style door to rear garden.





**BEDROOM (1):**  
12' 0" x 9' 7" (3.66m x 2.92m)

Polished laminate floor.



**DELUXE SHOWER ROOM:**

Modern white suite comprising: Large separate fully tiled shower cubicle with Triton thermostatically controlled shower unit, pedestal wash hand basin, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, recessed spotlighting.



**BEDROOM (2):**  
9' 11" x 8' 11" (3.02m x 2.72m)

Polished laminate floor.



**OUTSIDE**

Well maintained gardens to front and side in lawn, trees, shrubs etc. To the rear is a large enclosed Westerly facing garden laid out in extensive timber deck area, paved patio, 6ft fencing, boiler house (Warmflow oil fired boiler installed 2023), large summer house/shed. Outside tap, outside water tap, access to side for oil, bins etc. Views across Newtownards to Scrabo Tower.

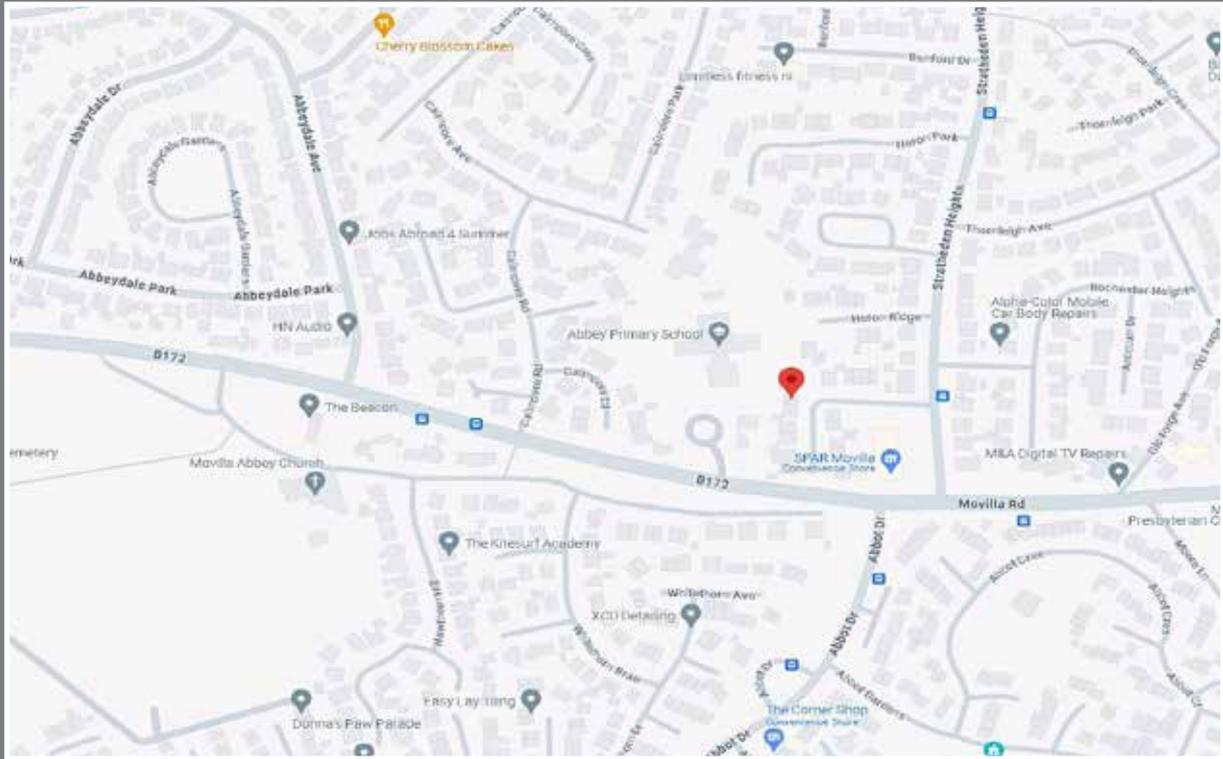


**BEDROOM (3):**  
9' 7" x 6' 3" (2.92m x 1.91m)

Polished laminate floor.



# 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/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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