

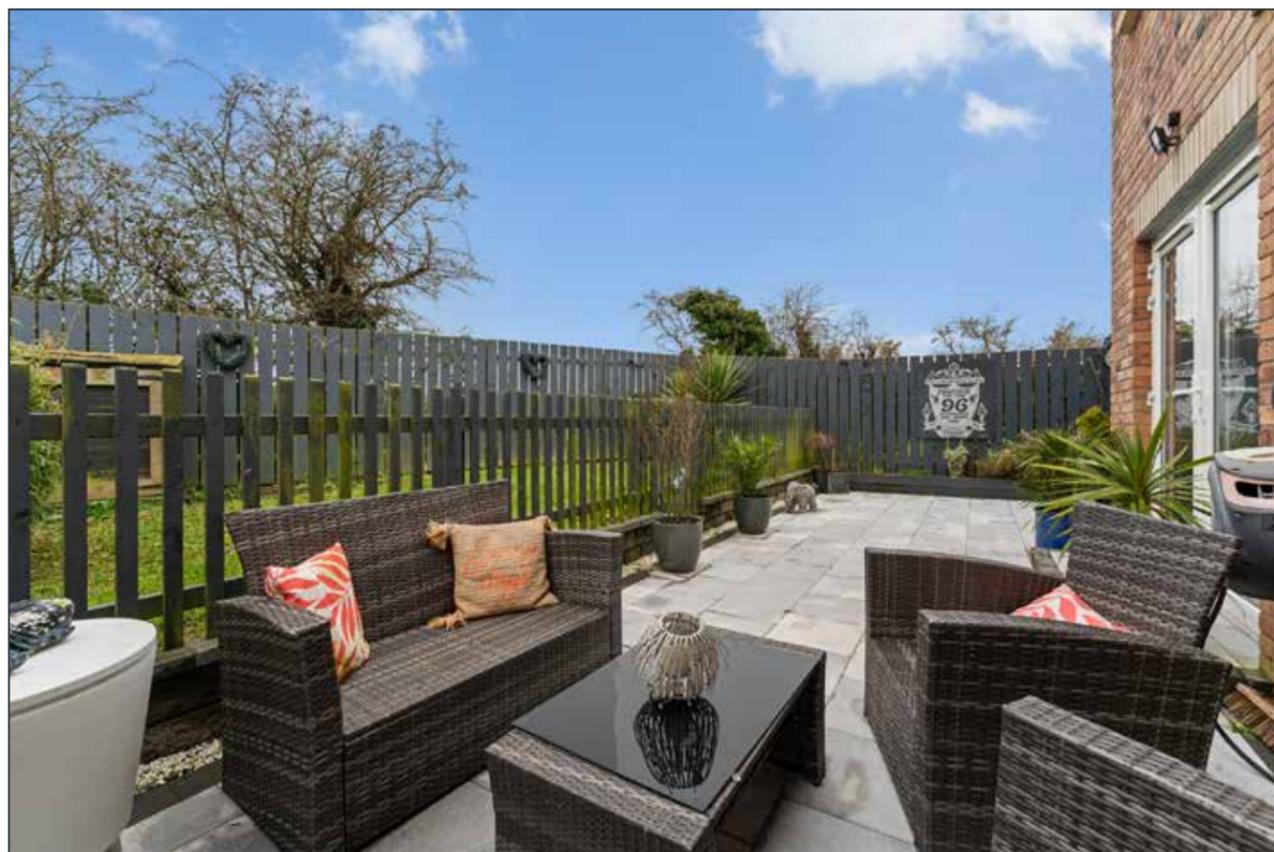
simon**BRIEN**
RESIDENTIAL

20 Lily Wood Lane,
Newtownards, BT23 7GF



Offers Around £195,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Recently constructed semi-detached home with great internal specification
- Ideal location within the popular Lily Wood Lane development, just off the Donaghadee Road and a short drive from Newtownards town centre
- Entrance hall with wall panelling and laminate flooring
- Luxurious lounge with laminate flooring
- Open plan kitchen/ dining with excellent range of white high and low level units, integrated appliances, and feature wall tiling
- All-important downstairs cloakroom comprising modern white suite
- Three bedrooms, bed one with luxury ensuite in white suite
- Deluxe bathroom comprising modern white suite and feature tiling
- Superb gardens, private to rear laid out in lawn, modern patio, and fencing
- Large gravel driveway to side of property providing ample off-road parking
- Gas fired central heating system
- uPVC double glazed windows and rear French doors
- Black solid wood front door
- Constructed summer 2019

SUMMARY

Offering For Sale this attractive semi- detached villa to the open market. No. 20 Lily Wood Lane provides the lucky new owners of this deceptive home all the benefits of purchasing a property having only been constructed a few years ago. Our client has presented the property to very smart and trendy style, which needs to be viewed to be fully appreciated.

Located on the cusp of the busy Newtownards town centre, Lily Wood Lane has proven to be a very popular area attracting first time buyers, young families, and the downsizer alike.

We must highly recommend an immediate viewing appraisal, as we expect keen levels of interest, please contact our Newtownards branch on 02891 800700 to arrange.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, black solid wood front door to Entrance Hall.



ENTRANCE HALL:

Polished laminate floor, wall panelling, LED recessed spotlighting, telephone point, glazed door to Lounge.



CLOAKROOM:

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



LOUNGE:

17' 4" x 11' 7" (5.28m x 3.53m)

Polished laminate floor, television and telephone points.



LUXURY FITTED KITCHEN/DINING:

16' 7" x 9' 10" (5.05m x 3m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level white high gloss units, Formica roll edge work surface, 3 ring gas hob unit, built in oven, built in microwave, stainless steel extractor hood, integrated fridge freezer, dishwasher and washing machine, concealed lighting, feature wall tiling, ceramic tiled floor, LED lighting to kickboards, LED recessed spotlighting, uPVC double glazed French doors to rear, wired for wall mounted TV.



FIRST FLOOR

LANDING:

Linen cupboard with shelving, access to roofspace.





BEDROOM (1):
12' 7" x 9' 11" (3.84m x 3.02m)

Wired for wall mounted TV, built in robe.



BEDROOM (3):
13' 4" x 6' 8" (4.06m x 2.03m)

Wall panelling.



LUXURY ENSUITE:

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, wall mounted wash hand basin with mixer taps, push button WC, ceramic tiled floor, chrome towel radiator, LED recessed spotlighting, extractor fan.



DELUXE BATHROOM:

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



BEDROOM (2):
10' 11" x 9' 6" (3.33m x 2.9m)

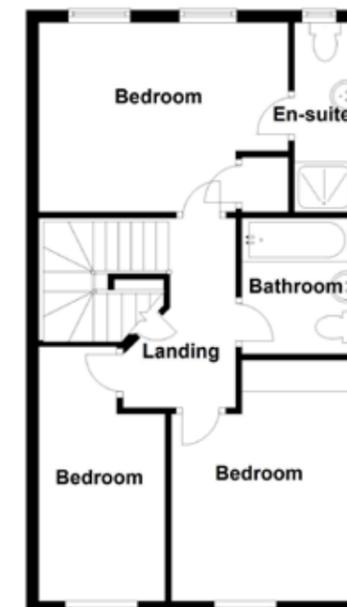
Range of mirror fronted robes.



Ground Floor



First Floor

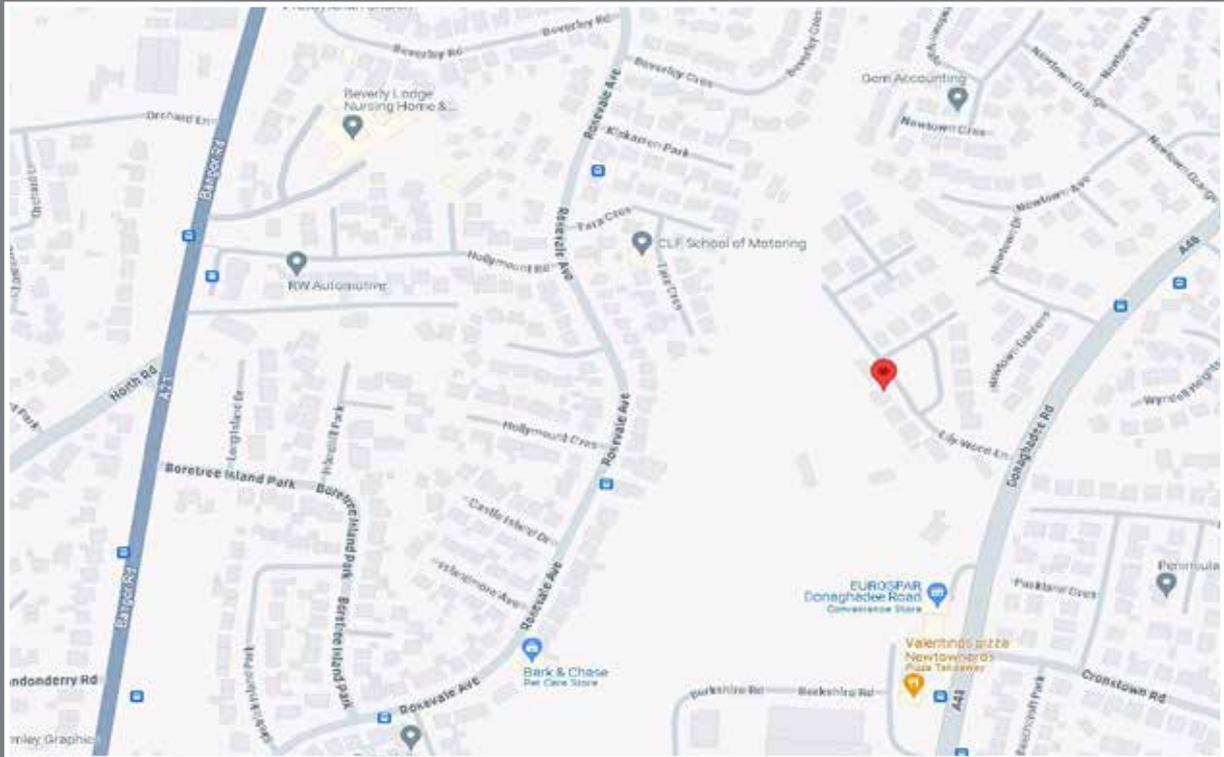


OUTSIDE

Gardens to front and rear in lawns, large modern paved patio area, fencing, outside light, outside water tap, recessed LED lights to soffits, outside power point.



Location



Located just off the Donaghadee Road, turn left into Lily Wood Lane, No. 20 is positioned 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



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 | 83.8 | 83.8 |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 9619-0038-0306-7308-0950

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

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