

simon**BRIEN**
RESIDENTIAL

34 Cairndore Grange,
Newtownards, BT23 8PD



Offers Around £210,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A deceptively spacious detached family home
- Positioned within a family friendly cul de sac
- Popular Cairndore development location
- Entrance porch leading to entrance hall
- Good square lounge area with feature fireplace and open fire
- Large open plan deluxe kitchen/ dining space with direct access to rear
- Three bedrooms, master with modern ensuite
- Luxury family bathroom comprising modern white suite
- Gardens to front, side and rear in lawns, raised timber deck and fencing
- Oil fired central heating system
- uPVC double glazed windows
- A must view property

SUMMARY

Simon Brien Residential take great pleasure in offering this deceptively spacious detached family home to the open market. The sale of 34 Cairndore Grange provides the opportunity to purchase a home with a modern family living space holding three good sized bedrooms, ensuite, family bathroom, a good big lounge, and a large open plan kitchen dining space, ideal for family get togethers.

The Cairndore development has proven to be a consistently popular residential area, and usually attracts buyers who are looking to set up home in an established, convenient location. Conway Square can be reached in a few minutes via car, where you will avail of the excellent shopping, restaurants and sporting facilities that the town provides. Commuting to Belfast is very palatable, and only takes around 20-25 mins from this superb property. Further, there are a range of schooling options close to hand with the bonus of Abbey Primary School being located just around the corner.

Interest levels are likely to be high, to arrange your viewing appointment please contact our Newtownards branch on 02891 800700.



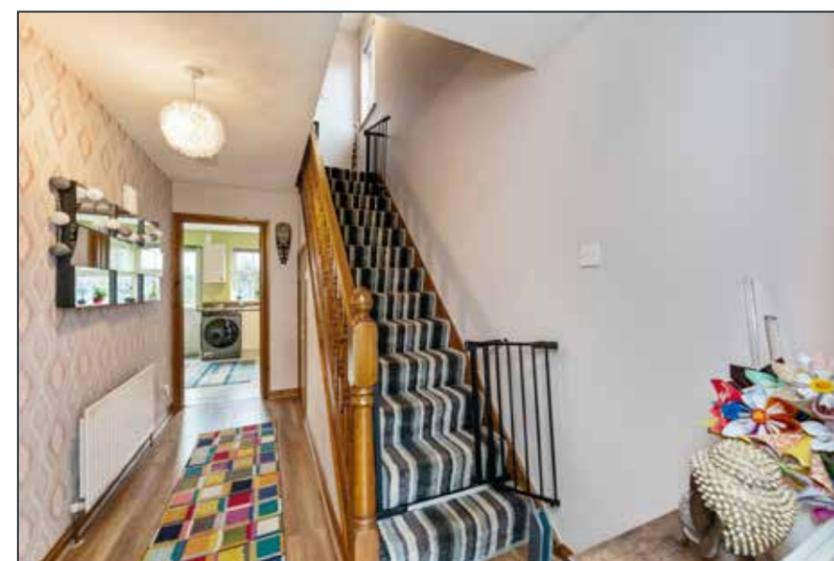
THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed door, outside light.

ENTRANCE PORCH:

Polished laminate floor.



ENTRANCE HALL:

Polished laminate floor, telephone point, cloaks cupboard under stairs.



LOUNGE:

14' 7" x 14' 1" (4.44m x 4.29m)

Feature carved pine fireplace, cast iron inset with picture tile detail, open fire, tiled hearth, polished laminate floor, TV point, glazed double doors to Kitchen/ Dining.

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KITCHEN/DINING:
 21' 11" x 10' 9" (6.68m x 3.28m)

1.5 tub 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,



FIRST FLOOR

LANDING:

Access to roofspace.





BEDROOM (1):
12' 3" x 10' 0" (3.73m x 3.05m)
 Telephone point.



LUXURY BATHROOM: Modern white suite comprising: panelled shower bath with mixer taps, thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, push button WC, feature wall tiling, ceramic tiled floor, grey towel radiator, LED recessed spotlighting, extractor fan, concealed hotpress with copper cylinder and immersion heater.



ENSUITE SHOWER ROOM:
 Modern white suite comprising: Separate fully tiled shower cubicle with 'Mira' thermostatically controlled shower unit, vanity sink unit with mixer taps, push button WC, ceramic tiled floor, extractor fan.

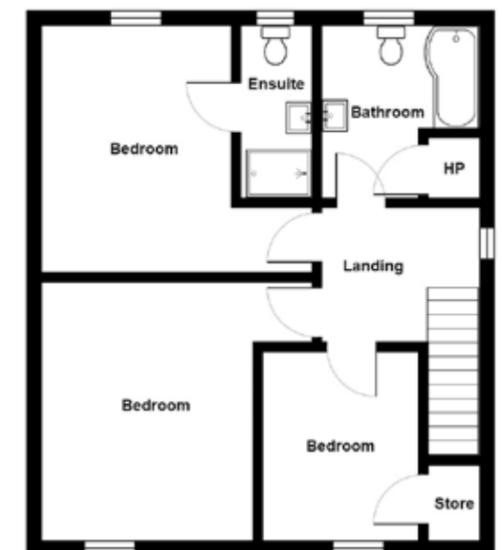


OUTSIDE
 Gardens to front, side and rear in lawns, artificial grass, feature raised timber deck area, paved path, garden shed, boiler house with oil fired boiler, oil storage tank, outside light, outside water tap, fencing.

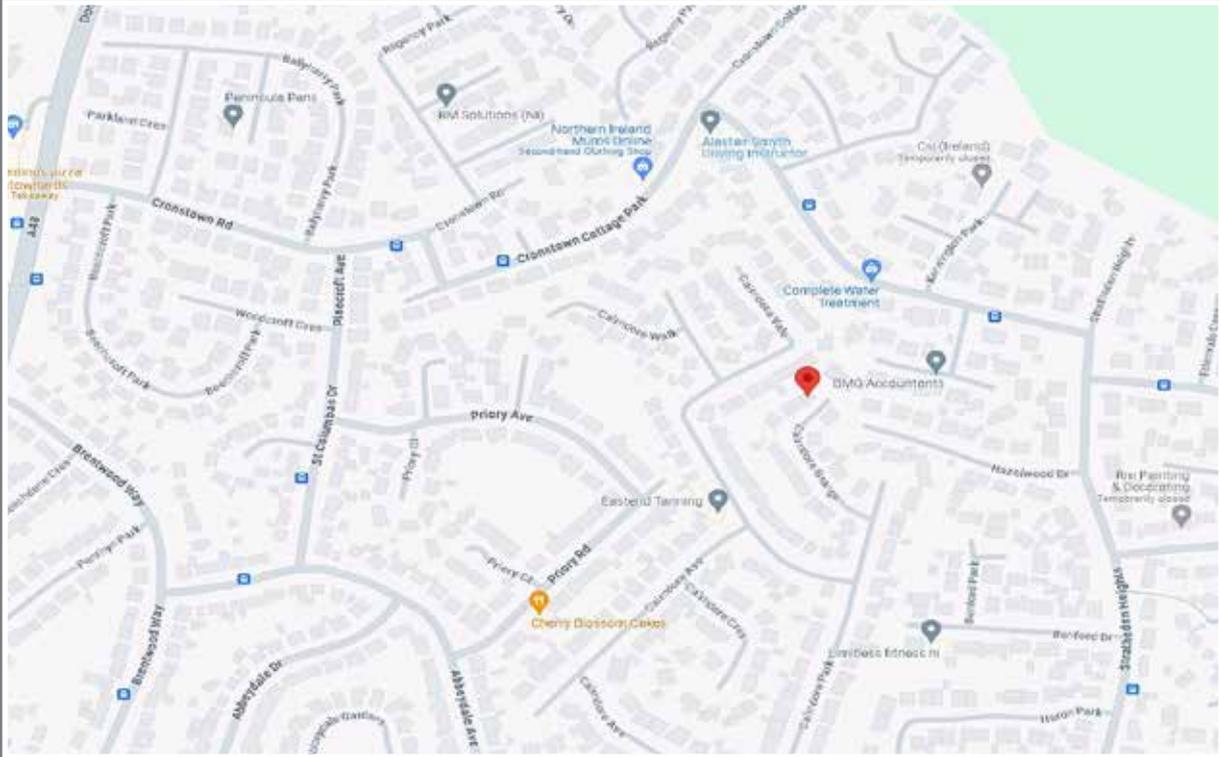


BEDROOM (2):
12' 9" x 10' 4" (3.89m x 3.15m)

BEDROOM (3):
9' 5" x 7' 10" (2.87m x 2.39m)
 Built in robe.



Location



LOCATION: Turn off Movilla Road into Cairndore Road, go down to the T junction and turn right onto Cairndore Park. Go to the end of Cairndore Park and turn left into Cairndore Grange. No. 34 is at the end of the cul de sac 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/D/24/AN



EPC REF: 0045-0218-7804-3429-5400

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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