

simon**BRIEN**
RESIDENTIAL

11 De Courcy Park,
Greyabbey, BT22 2SA



Offers Around £189,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An attractive, recently modernised semi-detached bungalow
- Positioned on a large, private site and end of cul de sac
- Entrance hall, glazed double doors to lounge
- Large lounge with feature Cream Granite fireplace, open fire
- Luxury fitted kitchen/ dining room with shaker style units, Rangemaster cooker, integrated appliances, and breakfast pantry
- Three bedrooms, bedroom one with luxury ensuite
- Luxury bathroom
- Great sized concrete driveway offering good parking space
- Gardens to front, side and rear in lawn, mature trees and shrubs, hedging and secluded patio
- Large timber garden shed and additional small timber shed included
- Oil fired central heating system (Grant condensing boiler)
- Bunded oil tank
- uPVC doubled glazed windows and doors

SUMMARY

Situated within a light stroll of the picturesque village of Greyabbey, located on the eastern shores of Strangford Lough, 11 De Courcy Park has been recently modernised throughout by our client, and presents a superb interior leaving the lucky new owners little to do but move in and immediately enjoy their new home.

Positioned on a large end of cul de sac site, the gardens provide superb off road parking, privacy, and maturity – we are sure that any discerning purchaser will be impressed with the deceptively large outdoor space on offer. The property holds accommodation, briefly comprising entrance hall with glazed double doors leading to a large lounge with feature Cream Granite fireplace, luxury kitchen in light grey shaker style units, granite tops, Rangemaster cooker, and beautiful breakfast pantry. There are three bedrooms, luxury en suite and bathroom both finished with modern white suites.

To arrange your viewing appointment, please contact our Newtownards office at your earliest convenience

THE PROPERTY COMPRISES:

GROUND FLOOR

Steps leading to uPVC double glazed front door.

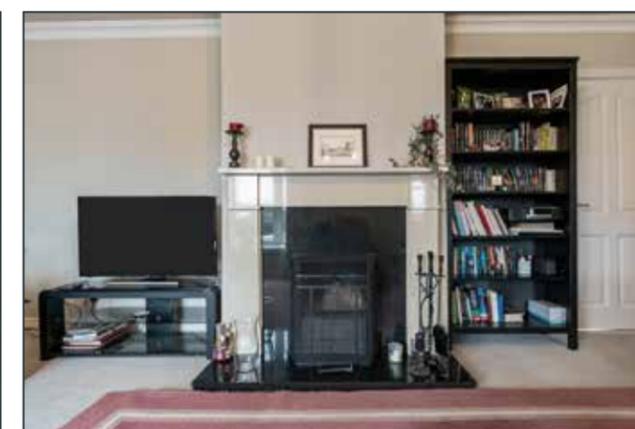
ENTRANCE PORCH:

Polished laminate floor, glazed double doors to Lounge.

LOUNGE:

19' 2" x 12' 8" (5.84m x 3.86m)

Attractive cream granite fireplace surround with black granite inset and hearth, open fire, corniced ceiling, telephone point.



**LUXURY KITCHEN/DINING:
17' 7" x 10' 1" (5.36m x 3.07m)**

'Franke' 1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level light grey shaker style units, granite worktops, free standing Rangemaster Classic 90 cooker, black Rangemaster extractor hood, integrated fridge freezer and dishwasher, broom cupboard, integrated pantry with shelves, drawers, wine rack, sliding spice rack and lighting, plumbed for washing machine, display cabinet, polished laminate floor, LED recessed spotlighting and concealed lighting, uPVC double glazed door to rear.

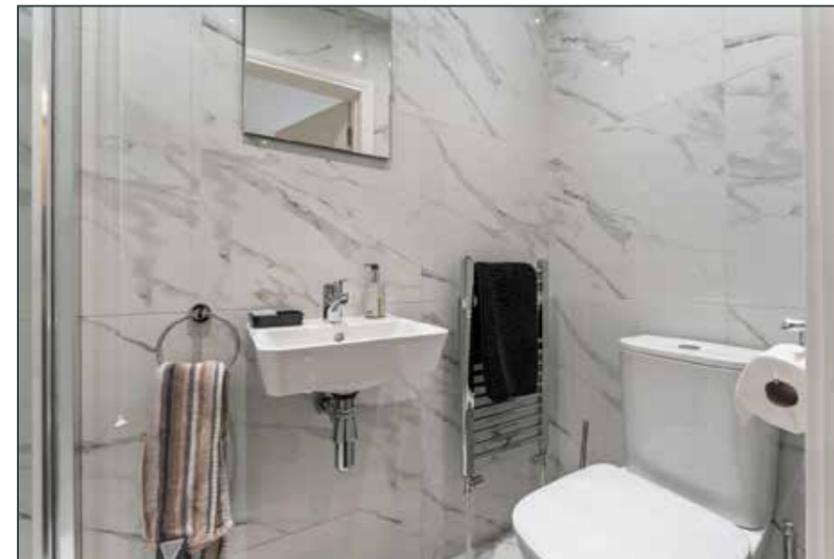


HALLWAY:

Access to roofspace.

**BEDROOM (1):
9' 11" x 8' 0" (3.02m x 2.44m)**

Excellent range of full width modern Sliderobes, LED recessed spotlighting.



LUXURY ENSUITE:

Modern white suite comprising: Separate fully tiled shower cubicle with Mira Sport thermostatically controlled shower unit, wall mounted wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls and floor, extractor fan, LED recessed spotlighting.



**BEDROOM (2):
13' 1" x 8' 1" (3.99m x 2.46m)**



BEDROOM (3):
9' 9" x 7' 8" (2.97m x 2.34m)

Polished laminate floor, LED recessed spotlighting.



LUXURY BATHROOM:

Modern white suite comprising: Panelled bath with chrome mixer taps, Triton thermostatically controlled shower unit over bath, vanity sink unit with mixer taps, push button WC, chrome towel radiator, PVC clad walls, LED recessed spotlighting, extractor fan, concealed Hotpress with copper cylinder and immersion heater.



OUTSIDE

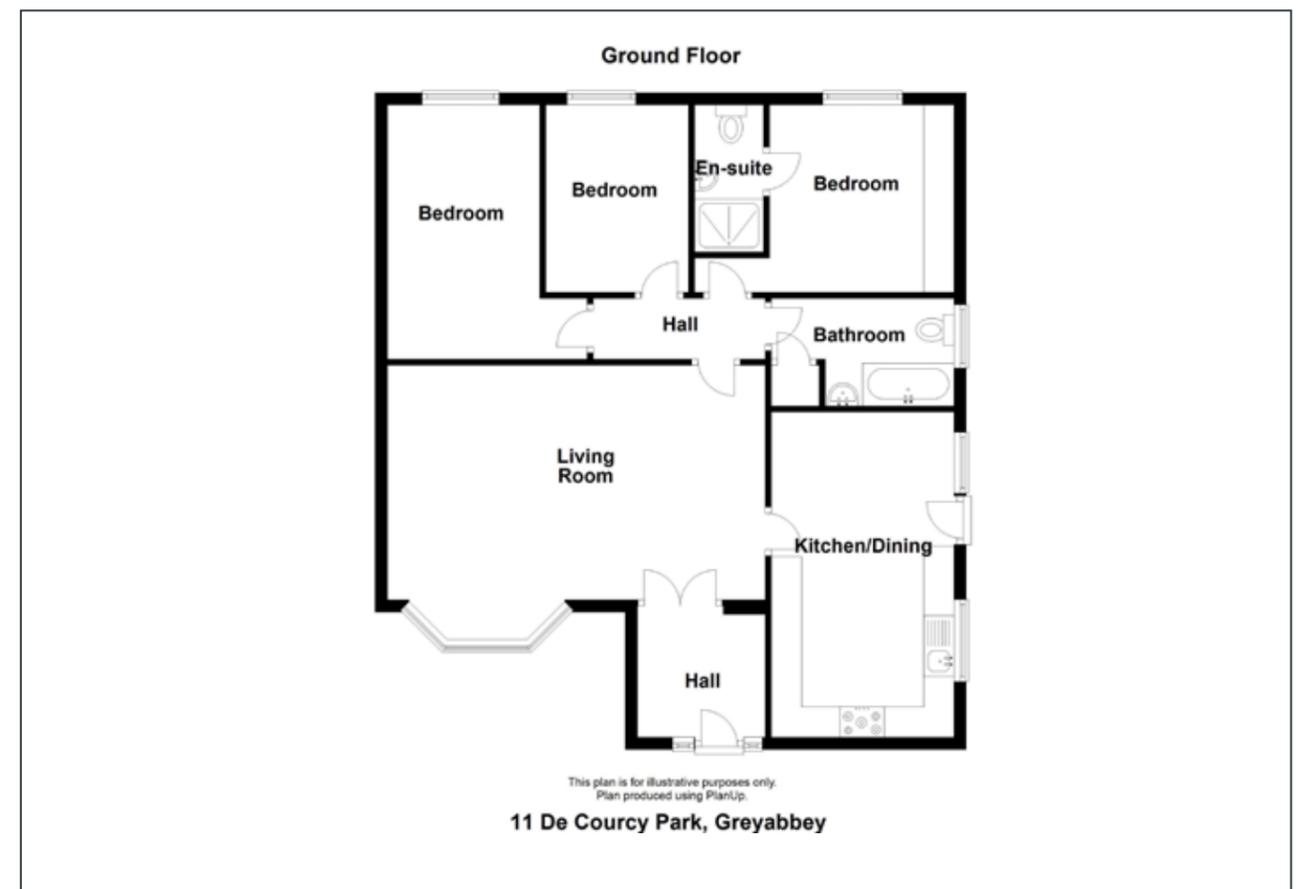
Gardens to front, side and rear laid out in lawns, mature shrubs, well stocked flowerbeds, hedging, fencing, secluded gravel patio area with ornamental pond.

LARGE GARDEN SHED:
15' 6" x 9' 4" (4.72m x 2.84m)

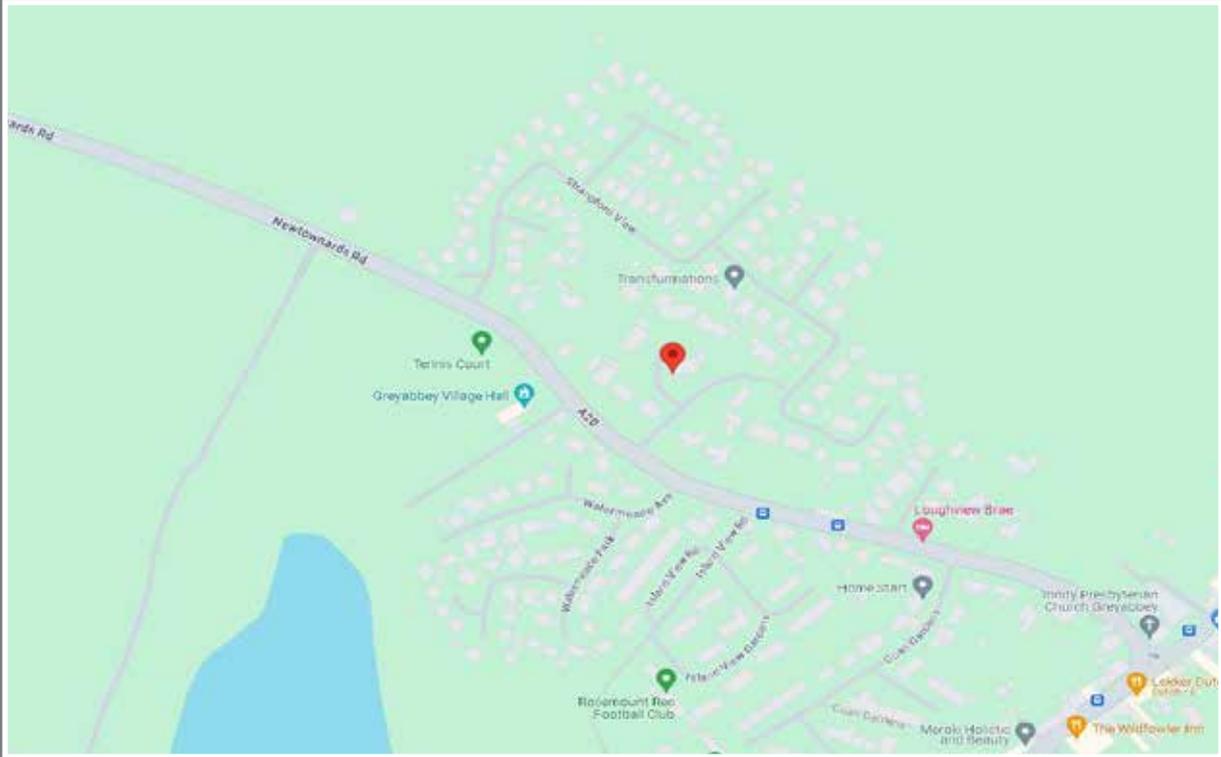
Light and power, single drainer stainless steel sink unit with mixer taps.

Outside lights, outside water tap, boiler house with oil fired boiler, Bunded oil storage tank, paved path, additional gravel patio and smaller garden shed.

Large concrete driveway to front and side approached via wrought iron gates.



Location



Travelling from Newtownards, take the first left after the village hall into De Courcy Park. No.11 is straight ahead and at the end of the cul de sac.

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

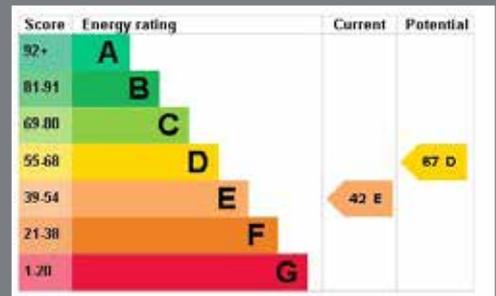


Lettings Department

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



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