



ASKING PRICE

£279,950

9 Brooklands Park,
Newtownards
BT23 4XY



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

An exceptional, detached family home occupying a desirable cul-de-sac situation.

Located off the Manse Road, Newtownards commuting to Belfast and surrounding towns couldn't be easier. Newtownards town centre and Ards Shopping Complex are within easy walking distance. The property offers well-proportioned, adaptable accommodation and is immaculately presented throughout.

Internally the property comprises three first

floor double bedrooms with a fourth bedroom/study on the ground floor, three reception rooms, excellent kitchen with utility area, family bathroom and downstairs cloakroom/WC. All has been maintained to a consistently high standard. Any purchaser will have little to do but move in and enjoy this fine family home.

Externally, there is off street parking for up

to three cars and a double integral garage. Front side and rear gardens are laid in lawn. The rear garden is enhanced by a brick paviour patio, mature beds and external lighting. This fully enclosed space is ideal for children to play or outside entertaining.

Viewing strictly by appointment through Pinkertons.



LOUNGE: 23' 6" x 12' 2"



FAMILY ROOM: 20' 3" x 11' 11" "



KITCHEN: 12' 11" x 11' 11" "

PROPERTY FEATURES

- Three/Four Bedroom Detached Family Home
- Bright Lounge
- Dining Room
- Family Room
- Study/Bedroom 4
- Fitted Kitchen Including Integrated Appliances
- Utility Room
- Luxury Fitted Bathroom
- Downstairs Cloakroom-WC
- Fully Enclosed Rear Garden
- Front And Side Gardens In Lawn
- Security Alarm System
- Tarmac Driveway
- Double Integral Garage
- Oil Fired Central Heating System
- PVC Soffits And Fascia
- Fully Double Glazed
- Desirable Location



BEDROOM (2): 15' 6" x 12' 11" (Plus Bay)



BEDROOM (1): 15' 6" (Into Robes) x 12' 0"



LUXURY BATHROOM: 12' 1" x 6' 4" (Plus Bay)

THIS PROPERTY COMPRISES

Ground Floor

ENTRANCE HALL: Solid wood flooring. Under stair storage. Corniced ceiling. Decorative ceiling roses. Stairs to first floor. Telephone point.

LOUNGE: 23' 6" x 12' 2" Feature open fire with cast iron inset, wood surround and slate hearth. Reclaimed exposed timber flooring from the old Guinness factory. Bay window. Corniced ceiling. Decorative ceiling roses. Television point

FAMILY ROOM: 20' 3" x 11' 11" Exposed wooden floor boards. Television point. Double doors to rear garden.

DINING ROOM: 13' 6" x 12' 0" Wood laminate flooring. Corniced ceiling. Decorative ceiling rose.

KITCHEN: 12' 11" x 11' 11" Excellent range of Maple high and low level units with concealed lighting. Laminate work surfaces. Single drainer stainless steel sink unit with mixer and water filter taps. Integrated fridge. Integrated dish washer. Built-in stainless steel eye level double oven. Ceramic hob with stainless steel extractor fan over. Wine rack. Part tiled walls and splash back. Casual dining area. Ceramic tile floor. Immersion heater control unit. Door to utility.

UTILITY ROOM: 9' 11" x 7' 6" Low level units including laminate work surface. Plumbed for washing machine. Recess for fridge freezer. Stainless steel sink and drainer with mixer tap. Ceramic tile floor. Central heating control unit. Door to rear garden. Door to integral double garage.

BEDROOM 4/STUDY: 10' 3" x 8' 8" Could also be a fourth bedroom.

CLOAKROOM/WC: White sanitary ware - wc and pedestal wash hand basin. Feature tile splash back with porthole mirror. Shelves linen closet with jacketed copper cylinder. Ceramic tile floor.

First Floor

LANDING: Roof space access. Storage cupboard with access to additional eaves storage.

BEDROOM (1): 15' 6" (Into Robes) x 12' 0" Side aspect. Built in wardrobes. Telephone point. En suite.

ENSUITE SHOWER ROOM: Tiled shower cubicle. Sky light. Ceramic tile floor.

SEPARATE WC: White sanitary ware - wc and pedestal wash hand basin. Wood laminate flooring. Sky light.

BEDROOM (2): 15' 6" x 12' 11" (Plus Bay) Walk through dressing area with built in wardrobes and eaves storage (12' 1" x 6' 3"). Dual aspect.

BEDROOM (3): 15' 7" x 92' 0" Front aspect. Eaves storage.

LUXURY BATHROOM: 12' 1" x 6' 4" (Plus Bay) Modern contemporary white suite comprising - low flush wc with slow close lid, wash hand basin with mono bloc tap on vanity unit with soft close drawers, free standing bath with side mounted mixer tap. Separate, tiled shower cubicle with 'Mira Azora' shower. Heated towel rail and separate radiator. Ceramic tile floor.

Outside

INTEGRAL DOUBLE GARAGE: 16' 5" x 15' 6" Insulated, remote roller door. Painted concrete floor. Light and power. Separate alarm system.

BOILER HOUSE: Excellent storage. Oil fired condensing boiler.

WC: WC and corner mounted wash hand basin.

FRONT AND SIDE: Tarmac drive with parking for up to three cars. Garden in lawn with slate beds and mature planting. Covered porch. Security lighting. Feature concealed eaves lighting. Side garden in lawn with mature hedging - ample space for a boat or caravan.

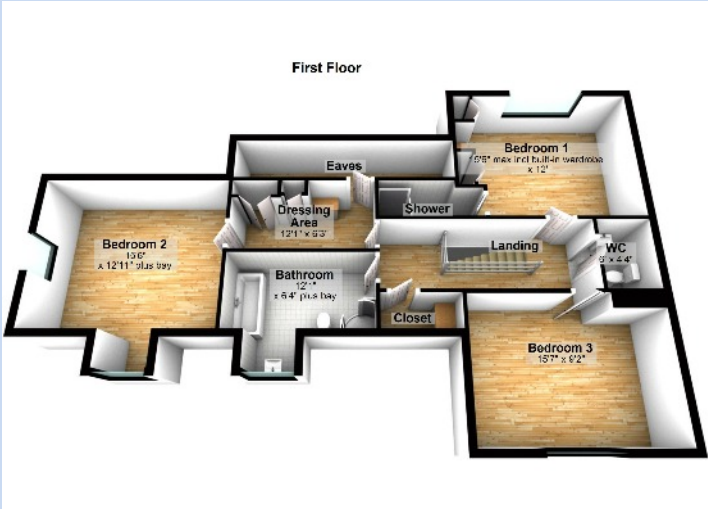
REAR: Brick paviour patio and matching curved steps. Lawned area. Slate and bark beds with mature planting. Further paved patio area. Panel fencing and lockable wooden side gate. Large wooden shed with light and power included in sale. Feature garden lighting. Eaves lighting. Security lighting. Outside tap. PVC oil tank. Fully enclosed and private.

LOCATION: From Blair Mayne Road South, turn left on to Manse Road turning immediately left. Take the second left into Brooklands Park and the property is at the end of the cul-de-sac. A Pinkertons For Sale board has been erected.

FLOOR PLANS



GROUND FLOOR

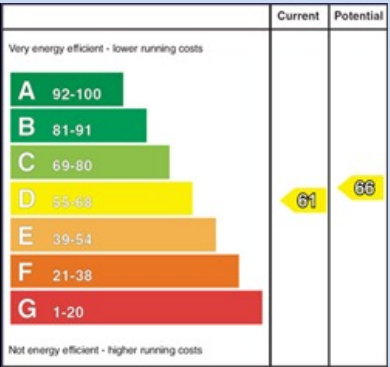


FIRST FLOOR



EXTERNAL

Energy Efficiency Rating
The rating for this property is:



* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase you should know our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our mortgage team who will help you get the mortgage you need for the house you want.

TAKE THE STRESS OUT OF YOUR MOVING DAY

Pinkertons work closely with a professional and reliable moving partner. Let them move you and let your worries drift away. They offer storage too should you need it. Speak to a member of our team for more information.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department (Sunday Times & Times Awards). If you need to let or rent a property you should speak with them first!

OUR AWARDS

We don't want to blow our own trumpet but we've been winning national awards since 2008! Our impressive wins include – Double winners of Northern Ireland Estate Agent of the Year, Double winners of Northern Ireland Letting agency of the Year and UK Property Management Company of the year; all won at The Sunday Times and Times Awards which are the longest running, most sought after and prestigious in the industry. Combine these with 8 ESTA award wins and countless others!



PINKERTONS
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