



10 Brentwood Way , Newtownards, BT23 8QY

"Welcome to Nana's. 35 years ago, around the same time the current owner bought this property, my wife and I bought our first home in the same area. It was where we started life together and had our first kids providing a great foundation for our lives. This home, similarly, is full of love and charm but benefits from a number of added extras that could make this your ideal first home in which to begin the next stage of your life".

The first floor follows a traditional layout with 3 bedrooms and a family bathroom but also provides access, via a "Jacob's ladder," to a floored attic room. The ground floor, however, is unique for the area and offers an open plan lounge, with feature fireplace, and dining or family room to the front. To the rear is a really useful extension which is home to a lovely, modern kitchen with casual dining area - perfect!

The property benefits from uPVC double glazing & fascia and Phoenix gas central heating. Externally there is a detached garage, with automatic roller door, and ample parking plus an enclosed paved garden to the rear over 2 levels.

Given its unique design internally viewing is essential to fully appreciate this lovely home so call today to secure an early appointment and avoid disappointment.

Offers Around £189,950

10 Brentwood Way

, Newtownards, BT23 8QY



- Extended semi detached home
- 3 bedrooms
- Open plan lounge/dining room with feature fireplace
- Modern kitchen to rear
- Family bathroom
- Floored attic room with Velux and radiator
- Detached garage
- uPVC double glazing & fascia - Phoenix gas central heating
- Nicely presented throughout - Great first time buy
- Please see our website for full details.

Entrance

Entrance hall

12'8x6'2 (3.86mx1.88m)

Dining room

12'7x9'11 (3.84mx3.02m)

Lounge

16'4x12 (4.98mx3.66m)

Kitchen/diner

12'5x9'6 (3.78mx2.90m)

Landing

Bathroom

6'5x6'2 (1.96mx1.88m)

Bedroom 1

14'9x9'8 (4.50mx2.95m)

Bedroom 2

10x9'8 (3.05mx2.95m)

Bedroom 3

9'7x6'6 (2.92mx1.98m)

Attic room

16'2x12 (4.93mx3.66m)

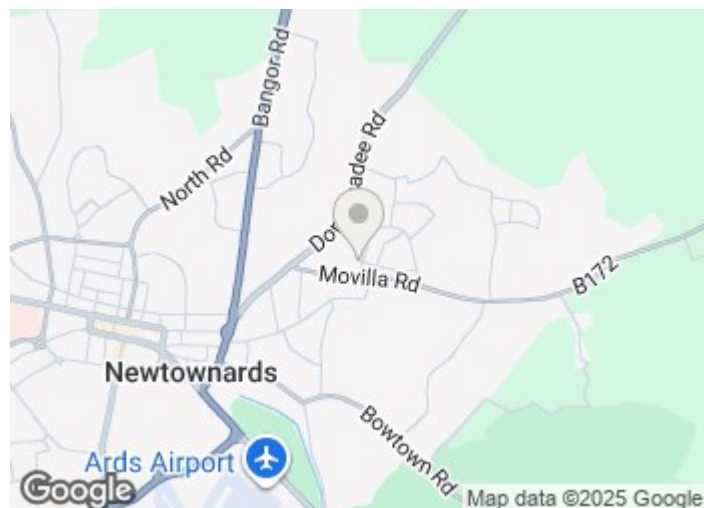
Detached garage

19'9x9'6 (6.02mx2.90m)

Outside

Tenure

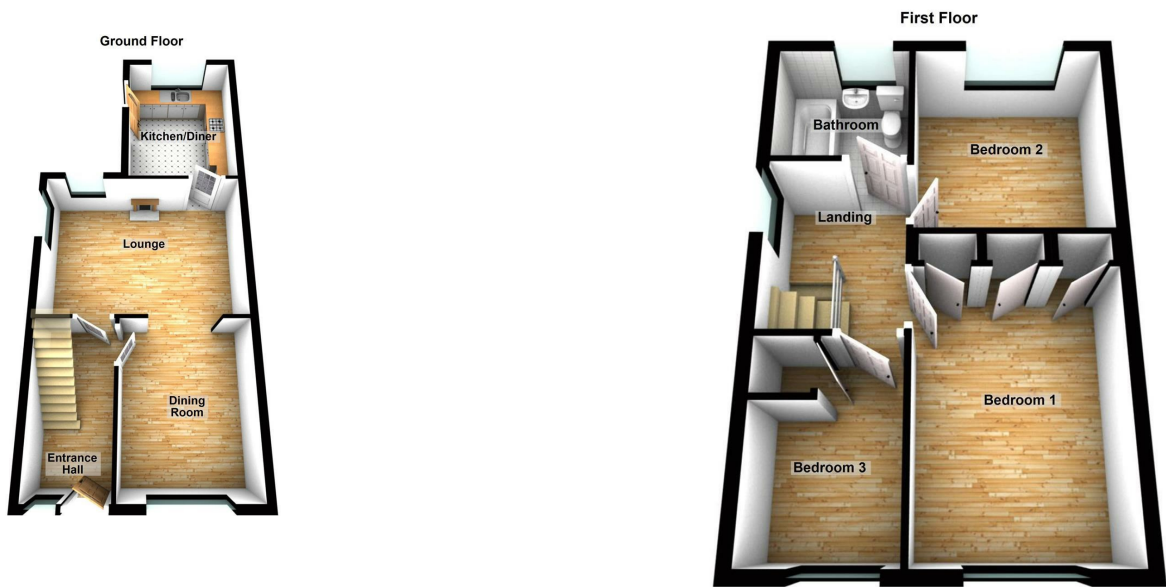
Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	