

simon**BRIEN**
RESIDENTIAL

73 Rosevale Avenue,
Newtownards, BT23 7BI



Offers Around £232,500

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A spacious detached villa
- Located within the Rosevale area, just off the Bangor Road
- Downstairs cloak room with modern white suite
- Lounge feature fireplace and Gas fire
- Deluxe fitted kitchen in high and low level units
- Four good sized bedrooms
- Bedroom one with excellent range of modern built in robes
- Bedroom three with views to Scrabo Tower and the Mourne Mountains
- Deluxe bathroom comprising modern white suite
- Attached garage with white roller door
- Tarmac drive to front with ample off road parking
- Well-tended gardens to front and rear
- Gas fired central heating system
- uPVC double glazed windows and doors
- uPVC fascia and bargeboards

SUMMARY

A well-presented four bedroom detached property positioned along Rosevale Avenue, just off the popular Bangor Road.

This spacious family home is deceptive in its proportions and is ideally located on the cusp of the busy shopping town of Newtownards, which offers an array of independently owned shops, thriving coffee house culture, pubs, restaurants and fantastic sporting facilities all very close to hand. Schooling is also well catered for, and commuter routes to Bangor, Belfast, Donaghadee and Holywood are all easily accessible.

Externally there are well tended gardens to front in lawn, flowerbed and fencing. To the rear there is an extensive paved patio area which would be perfect for entertaining family and friends, and provides the perfect amount of exterior space for both adults and children. A good sized attached garage rounds off the exterior space. The property also benefits from a gas fired central heating and Upvc double glazing throughout.

To arrange you private viewing appraisal, please contact out Newtownards branch on 02891800700 at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door with outside lights to Entrance Hall.

ENTRANCE HALL:

Recessed spotlighting.



DOWNSTAIRS CLOAKROOM:

Modern white suite comprising: Vanity sink unit with mixer taps, low flush WC, led recessed spotlighting.



LOUNGE:

14' 7" x 10' 6" (4.44m x 3.2m)

Feature carved timber fireplace surround, gas fire, tiled inset and hearth, wall light points.

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DINING ROOM:
11' 1" x 8' 1" (3.38m x 2.46m)

Polished laminate floor.



FIRST FLOOR

LANDING:

Linen cupboard, LED recessed spot lighting, access to roofspace.



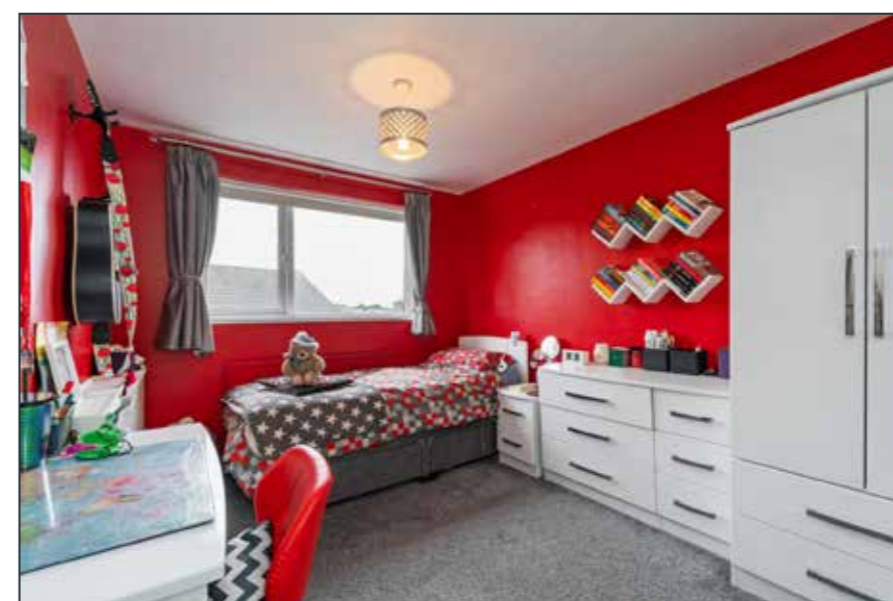
DELUXE FITTED KITCHEN:
12' 8" x 8' 0" (3.86m x 2.44m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, recess for cooker, plumbed for washing machine, recess for fridge freezer, larder cupboard, stainless steel extractor hood, wall tiling, concealed lighting, uPVC double glazed door to rear.



BEDROOM (1):
12' 0" x 9' 7" (3.66m x 2.92m)

Excellent range of built in robes, views to Scrabo Tower and Mourne Mountains.



BEDROOM (2):
11' 2" x 8' 9" (3.4m x 2.67m)



BEDROOM (3):
12' 4" x 8' 9" (3.76m x 2.67m)

Views to Scrabo Tower and Mourne Mountains.



BEDROOM (4):
8' 2" x 8' 0" (2.49m x 2.44m)



DELUXE BATHROOM:

Modern white suite comprising: panelled shower bath, thermostatically controlled shower, glass screen, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, PVC clad ceiling, extractor fan.

OUTSIDE

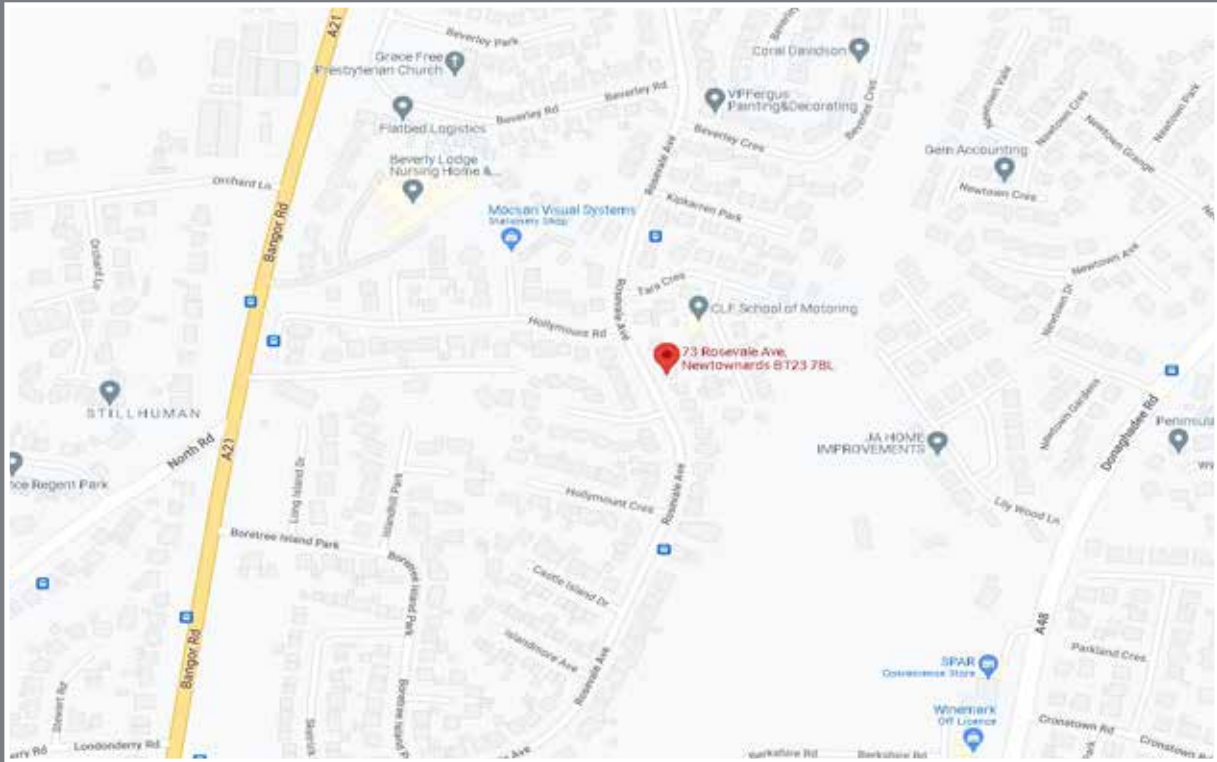
ATTACHED GARAGE
17' 5" x 8' 10" (5.31m x 2.69m)

White roller door, phoenix gas boiler, light and power, plumbed for washing machine, pedestrian side door, approached via tarmac driveway.

Gardens to front and rear laid out in lawn, extensive modern paved patio areas, ideal for entertaining family and friends, trees, fencing to rear, outside light, outside water tap, outside power socket.



Location



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

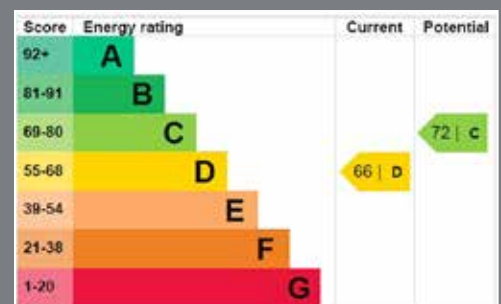


Lettings Department

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/H/22/AN



EPC REF: 0673-0052-6288-0532-3210

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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