



35 Brentwood Way | Newtownards | BT23 8QY

02891 180081 | viewings by appointment 7 days a week

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# 35 Brentwood Way

- \* An excellent semi-detached property in the popular Brentwood area of Newtownards
- \* Well-presented throughout and ready to move into
- \* Bright and spacious living room with feature fireplace
- \* Dining/family room with archway to kitchen
- \* Modern galley kitchen with range of units
- \* Conservatory with door to the rear garden
- \* Three well-proportioned bedrooms all benefitting from built-in wardrobes
- \* Bathroom with contemporary white three piece suite
- \* Front garden laid in decorative pebbles with mature shrubs
- \* Driveway with parking for four cars
- \* Private and fully enclosed rear garden laid in lawn with paved patio area
- \* Gas fired central heating and double glazed throughout

**Offers Around: £154,950**





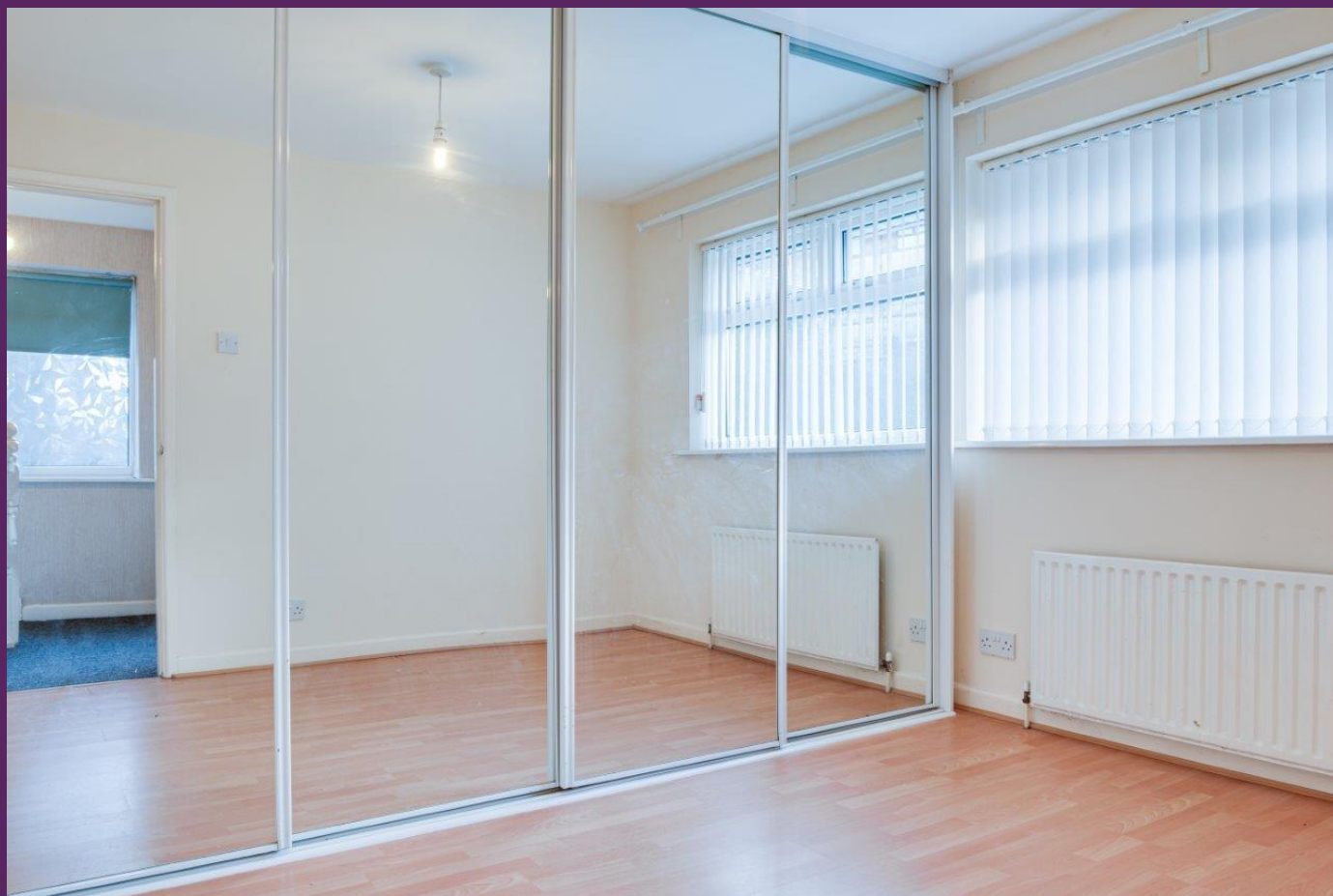
Perfect for Modern Family Living!

This well-presented semi-detached property in the popular Brentwood area offers everything a homeowner could possibly want and the spacious accommodation on offer is sure to appeal to a range of buyers. Benefitting from three separate reception rooms as well as three well-proportioned bedrooms, the internal accommodation is bright and spacious with little to do other than to move in, unpack and enjoy the lifestyle on offer with this gem of a property!

Downstairs comprises of a welcoming entrance hall, a bright living room with French doors to the separate dining/family room, a modern galley kitchen and a spacious conservatory. With a door leading to the fully enclosed rear garden, the space is ideal for entertaining family and friends. Upstairs comprises of three well-proportioned bedrooms, all with built-in wardrobes, and a bathroom with three piece suite.

Externally to the front is a garden laid in decorative pebbles and a driveway with parking for four cars. To the rear is a fully enclosed rear garden laid in lawn providing plenty of space for the children to play. There is also a paved patio area which is the ideal place to relax after a busy week.

Brentwood Way is a very convenient location to live and offers easy access to transport links to the town centre as well as journeys to Bangor, Belfast and beyond. With both primary and secondary schools and a small shopping village within walking distance, this really is a fabulous opportunity for the lucky purchaser!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   c
55-68	D	57   d	
39-54	E		
21-38	F		
1-20	G		



## THIS PROPERTY COMPRISES

### GROUND FLOOR

UPVC Front door to...

ENTRANCE HALL: Laminate wooden flooring. Glass panelled door to...

LIVING ROOM: (4.00m x 3.04m) Laminate wooden flooring. Feature fireplace with electric fire. French doors to...

FAMILY/DINING ROOM: (3.76m x 2.27m) Laminate wooden flooring. Archway to...

KITCHEN: (3.96m x 2.22m) Range of high and low level cream units with marble effect work surfaces, 1¼ stainless steel sink unit, space for fridge, space for freezer, space for

cooker, extractor hood, plumbed for washing machine, gas boiler. Tiled floor, part tiled walls. Door to...

CONSERVATORY: (4.59m x 3.01m) Laminate wooden flooring. Door to rear garden.

### FIRST FLOOR

LANDING: Access via Slingsby style ladder to fully floored and useable roofspace with lights and power.

BEDROOM (1): (3.95m x 2.90m) Laminate wooden flooring. Built-in wardrobe.

BEDROOM (2): (3.19m x 2.38m) Laminate wooden flooring. Range of built-in wardrobes with mirrored doors.

BEDROOM (3): (2.17m x 2.05m) Laminate wooden flooring. Built-in cupboard.

BATHROOM: Contemporary three piece white suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with Triton T80 electric shower over. Stainless steel heated towel rail. Fully tiled walls, tiled floor.

### OUTSIDE

Front garden laid in decorative pebbles with shrubs.

Tarmac driveway with parking for four cars.

Fully private and enclosed rear garden laid in lawn with feature paved patio area. Mature shrubs and trees.



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