

simonBRIEN
RESIDENTIAL

25 Pascali Drive,
Newtownards, BT23 4BE



Offers Around £165,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well presented red brick semi-detached bungalow
- Located on the "Belfast side of town" and close to a wide range of local amenities
- Far reaching views over Newtownards to Scrabo Tower, Strangford Lough and open countryside
- Entrance dining hall
- Lounge with open fire and panoramic views
- Deluxe fitted kitchen in Oak units, integrated oven, hob, extractor fan and dishwasher
- Deluxe shower room comprising modern white suite
- Two good sized bedrooms
- Large, elevated site to front and rear in lawns, two large patio areas, hedging and shrubs
- Gas fired central heating system; boiler installed November '22
- uPVC double glazed windows and doors
- uPVC fascia and barge boards
- Foundations and concrete floor installed in preparation for a detached single garage

SUMMARY

25 Pascali Drive is positioned on an elevated site with stunning views overlooking Newtownards to Scrabo Tower, Strangford Lough, and the countryside. The property has been modernised over the years creating a superb property ideal for those seeking a property with no fuss. The accommodation briefly comprises of entrance dining hall with polished laminate floor, a great sized lounge with far reaching views, deluxe fitted Oak kitchen and deluxe shower room comprising a modern white suite. There is in a two bedroom arrangement currently but there have been architectural plans drawn up for a roof space conversion which would create three further bedrooms plus an ensuite should you decide to convert, the plans can be viewed in our office.

Externally the property is approached via a tarmac driveway, and is positioned on a large, elevated, site laid out in lawns, hedging, shrubs and two large patio areas, there are panoramic views from the top of the garden. Foundations and a concrete floor have been installed in preparation for a detached single garage, again, should you wish to further add to the property.

Good levels of interest are expected on this superb property, to arrange your viewing appraisal please contact our Newtownards branch on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door and matching side light to Entrance/Dining Hall.

ENTRANCE/DINING HALL:

Polished laminate floor, access to roofspace, views over Newtownards to Scrabo Tower, Strangford Lough and countryside. Glazed door to Lounge.

LOUNGE:

15' 11" x 12' 6" (4.85m x 3.81m)

Feature fireplace with polished wooden mantle and open fire, polished laminate floor, corniced ceiling, panoramic views over Newtownards, Scrabo Tower, Strangford Lough and countryside.



**DELUXE FITTED KITCHEN:
10' 11" x 10' 5" (3.33m x 3.18m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level oak shaker style units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, extractor hood, pull out larder, recess for fridge freezer, integrated dishwasher, plumbed for washing machine, wall tiling, concealed lighting, ceramic tiled floor, recessed spotlighting, concealed gas boiler, uPVC double glazed door to rear.



**BEDROOM (1):
11' 3" x 10' 10" (3.43m x 3.3m)**



**BEDROOM (2):
11' 3" x 7' 10" (3.43m x 2.39m) At
widest points.**

Countryside views.



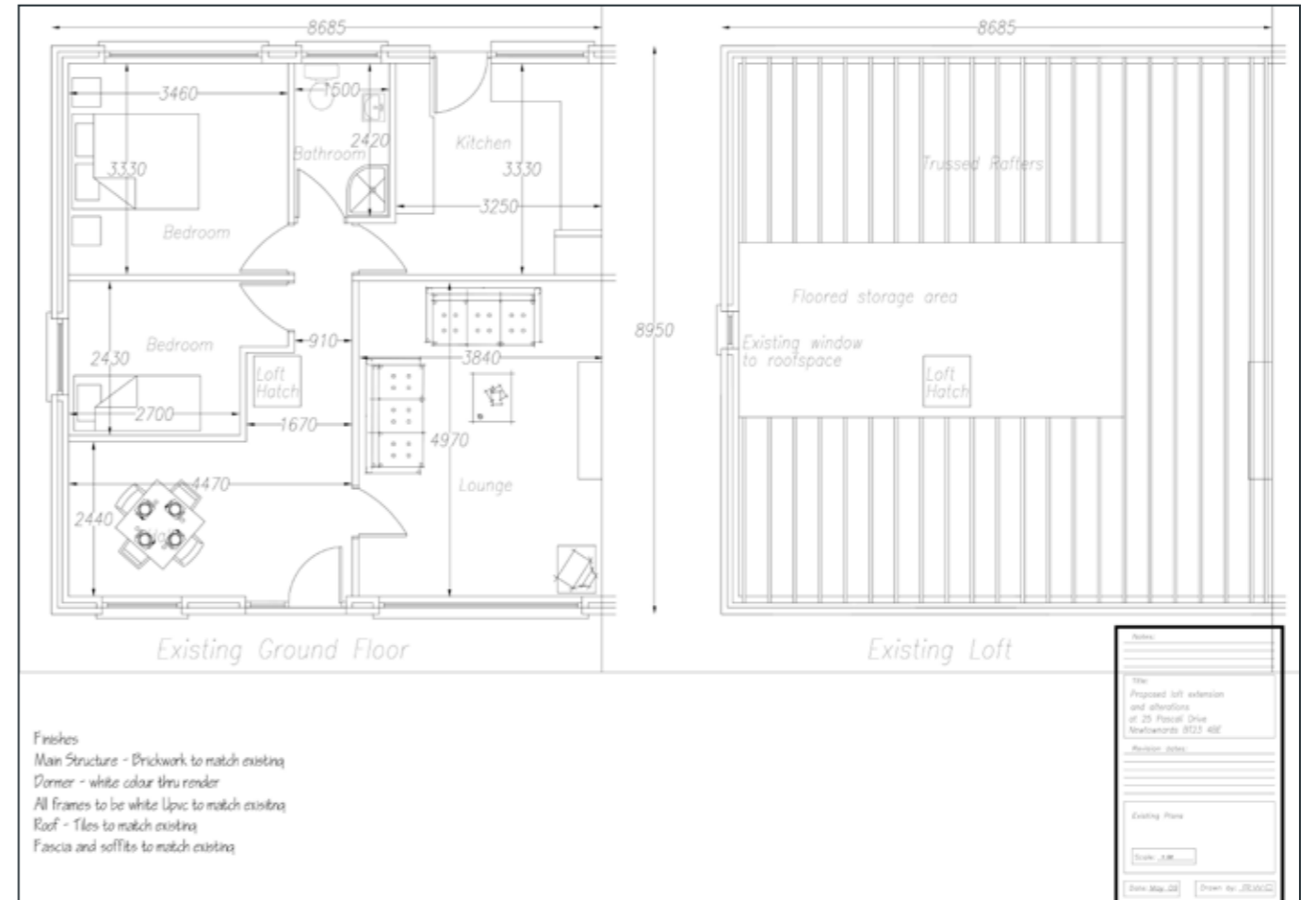
DELUXE SHOWER ROOM:

Modern white suite comprising: large separate shower cubicle with thermostatically controlled shower, vanity sink unit with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.

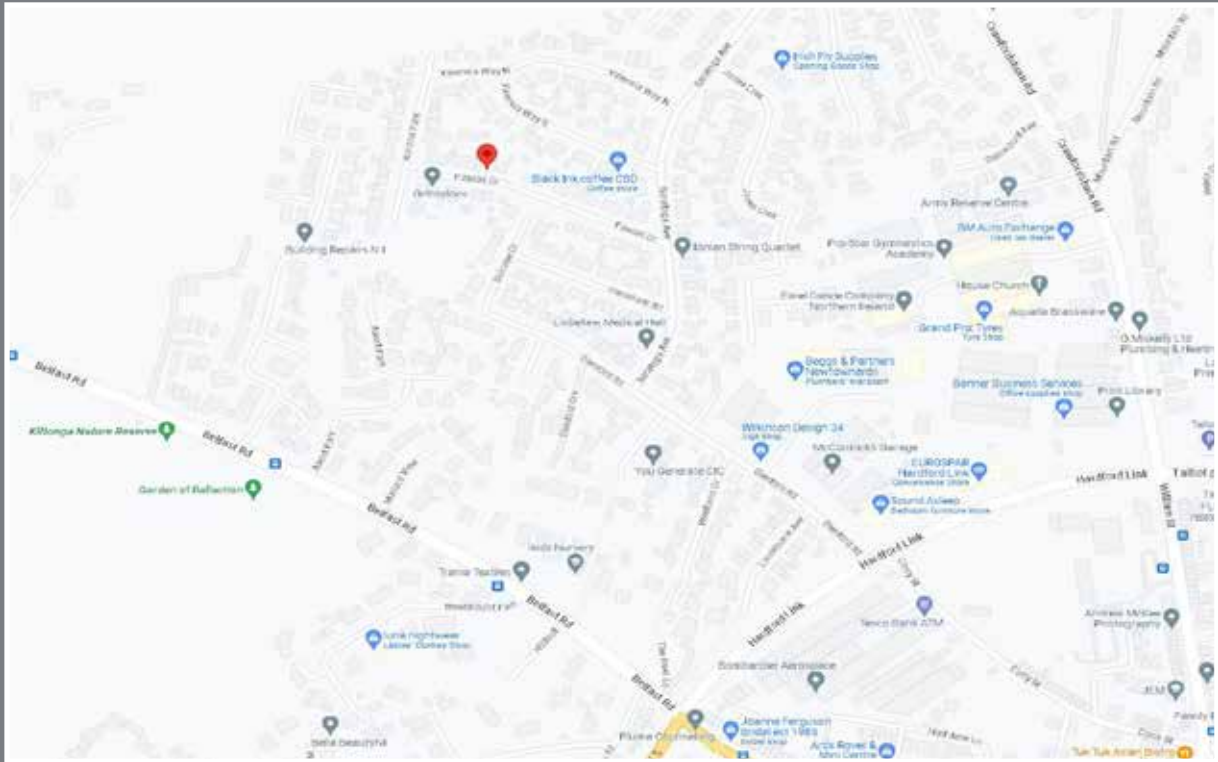
OUTSIDE

Gardens to front in semi enclosed lawn and paved steps leading to front door. Elevated lawn area to rear, two large patio areas, panoramic views over Newtownards, Scrabo Tower, Strangford Lough and open countryside, hedging, shrubs, outside lights, outside water tap.

Foundations and concrete floor installed in preparation for a detached garage. Approached via a large tarmac driveway.



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

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