



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

21 Whitethorn Brae, Newtownards,  
BT23 8EX

Asking Price £249,950

 Reeds Rains

reedsrains.co.uk

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Viewing by Appointment

### Description

Reeds Rains are delighted to present for sale this extended and well presented detached home in the popular Whitethorn development just off the Movilla Road in Newtownards.

The property offers excellent accommodation and comprises on the ground floor of a bright airy lounge, large kitchen/dining open to impressive sunroom and a WC / utility room. Upstairs there are three generous bedrooms - master with ensuite and a main family bathroom. Outside there is a tarmac drive leading to a detached garage and gardens to the front and rear.

The property is further enhanced with gas fired central heating and uPVC double glazing. The home is ideally located close to a number of local amenities, a primary school and public transport. To arrange your private viewing please contact Reeds Rains Newtownards on 028 9181 4144.

### GROUND FLOOR

#### Entrance Hall

Tiled floor. Understairs storage.

#### Living Room

15' (4.57) x 13'4" (4.06) (plus bay)  
Gas fire with wood surround, tiled inset and hearth. Feature bay window. Wood flooring and cornice ceiling.

#### Kitchen / Dining

22' x 9'11" (6.7m x 3.02m)  
Country pine fitted kitchen with an excellent range of high and low level units and laminate work surfaces. Space for range style cooker. One and a half bowl stainless steel single drainer sink unit with mixer tap. 4 ring ceramic hob, extractor fan and double oven. Integrated dishwasher. Tiled floor and part tiled walls. PVC glazed door to rear. Open to:

#### Sunroom

15'3" x 14'4" (4.65m x 4.37m)  
Tiled floor. PVC glazed door to rear.

#### WC / Utility

8'7" x 4'10" (2.62m x 1.47m)  
White suite with low flush WC and pedestal wash hand basin.  
Range of high level units. Plumbed for washing machine and space for tumble dryer. Tiled floor and part tiled walls. Recessed spotlights. Velux window and extractor fan.

### FIRST FLOOR

#### Landing

Hot press. Slingsby type ladder to partially floored roofspace. Gas boiler housed in roofspace.

#### Master Bedroom

11'8" x 9'10" (max) (3.56m x 3m (max))  
Range of fitted furniture and slide robes. Laminate floor.

#### Ensuite

10' x 4'10" (3.05m x 1.47m)  
White suite comprising low flush WC, pedestal wash hand basin and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and and part tiled walls.

#### Bedroom 2

12'5" x 9'9" (max) (3.78m x 2.97m (max))

#### Bedroom 3

9'9" x 9'3" (max) (2.97m x 2.82m (max))

#### Bathroom

10' x 8'4" (3.05m x 2.54m)  
Pergamum coloured suite comprising low flush WC, pedestal wash hand basin, corner bath with mixer tap and handheld shower attachment and enclosed shower cubicle with electric shower. Tiled floor and part tiled walls.

#### Garage

19'9" x 9'5" (6.02m x 2.87m)  
Up and over door and separate side access door.

#### Outside

Front garden laid in lawns with tarmac drive leading to detached garage. Enclosed rear garden laid in lawns with trees and shrubs. Feature paved and decked areas.

#### Heating Type

Gas fired central heating.

#### Glazing Type

Double glazed.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee

Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

