

simonBRIEN
RESIDENTIAL

15 Millers Park Avenue,
North Road, Newtownards, BT23 7GD



Offers Around £320,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A modern and attractive detached family home
- Timber frame with a rustic brick exterior, constructed late 2015
- Welcoming entrance hall with tiled floor
- Spacious lounge with large feature inset glass fronted gas fire
- Large luxury kitchen in White high gloss units, Silestone tops, island and full range of integrated appliances
- Utility room with matching high gloss units
- All important downstairs cloakroom comprising modern white suite
- Four bedrooms, master with luxury modern ensuite shower room
- Luxury family bathroom comprising modern suite
- Large plot with gardens to the front, side and rear laid out in lawns, vast raised timber deck/ terrace with cocktail bar and views to Nards, Scrabo Tower and Craigantlet
- 'Tobermore' brick paved driveway to side
- Gas fired central heating system
- Cream Triple glazed windows and rear door
- Alarm system
- Management company fee of £85.00 per annum

SUMMARY

Simon Brien Residential are delighted to offer this stunning and deceptively spacious detached home to the open market. The subject property is positioned at the end of a small cul de sac, set on a large site and offers panoramic views over Newtownards, Scrabo Tower and Craigantlet from its gardens. Built late 2015 and of timber frame construction with a rustic brick exterior, the property holds superb energy performance credentials with a rating of B83, making the property very economical to run.

Located off the convenient North Road, providing ease of access to the town centre and the main arterial routes to Belfast and Bangor this is an opportunity not to be missed to move into this most attractive development. The accommodation comprises of entrance hall with ceramic tiled floor, spacious lounge with large inset glass fronted gas fire, downstairs cloakroom, extensive luxury fitted kitchen/ dining space with a superb range of White high gloss units, large island and full range of integrated appliances, a utility room offering matching units completes the ground floor accommodation.

On the first floor there are four bedrooms including a master with luxury ensuite, and a family bathroom both comprising of modern white suites.

Externally the enclosed gardens have been designed for ease of use and entertaining with lawns, vast raised timber deck/ terrace with timber deck area, cocktail bar and stunning panoramic views over Newtownards, Scrabo Tower and Craigantlet. There is off street parking with a "Tobermore" paved driveway to the side of the property.



THE PROPERTY COMPRISES:

GROUND FLOOR

Sage green front door, twin outside lights, stone surround.



ENTRANCE HALL:

Ceramic tiled floor, glazed double doors to Lounge.



CLOAKROOM:

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, ceramic tiled floor, feature wall tiling, LED recessed spotlighting, extractor fan.



LOUNGE:

22' 11" x 12' 7" (6.98m x 3.84m)

Attractive inset raised gas fire, recess for wall mounted TV, triple aspect, LED recessed spotlighting.



LUXURY KITCHEN/DINING ROOM:

22' 11" x 12' 7" (6.98m x 3.84m)

Single drainer stainless steel sink unit with mixer taps, 'Insinkerator' hot tap, filtered cold water tap, excellent range of high and low level white high gloss units, Silestone work surfaces, integrated full height fridge, two built in ovens, integrated dishwasher, pull out larder, concealed lighting, large island with 5 ring gas hob unit, glass and stainless steel extractor hood pull out socket, breakfast bar and Quartz worktops, LED recessed spotlighting, triple aspect.





**UTILITY ROOM:
7' 4" x 7' 2" (2.24m x 2.18m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level white high gloss units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, ceramic tiled floor, uPVC tongue and groove door to rear. Staircase leading to First Floor with oak spindles, handrails and low voltage wall lighting to landing. Linen cupboard, gas boiler, access to roofspace.



FIRST FLOOR



**BEDROOM (1):
12' 7" x 12' 4" (3.84m x 3.76m)**

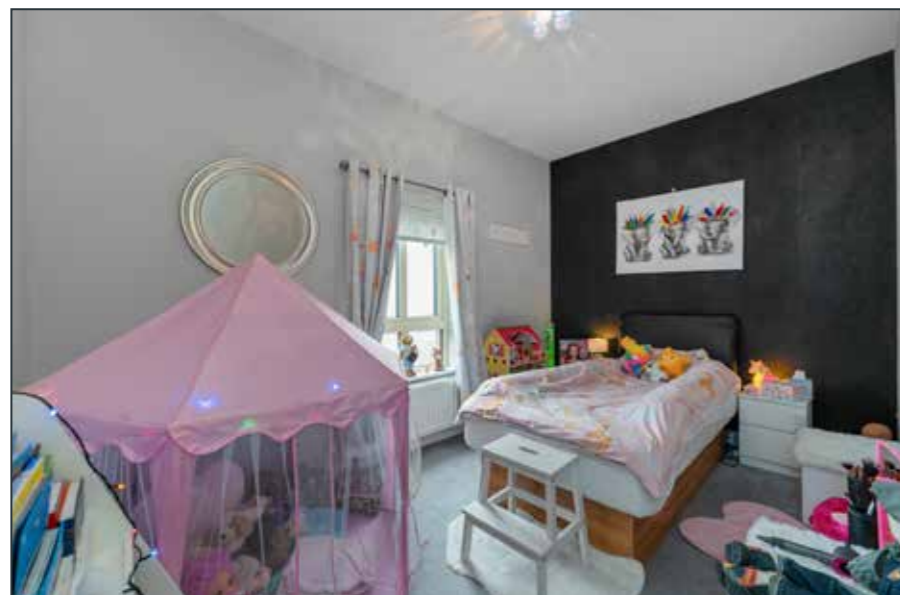
Wired for wall mounted TV.



LUXURY ENSUITE:

Modern white suite comprising: Large fully tiled walk in shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, glass panel, floating vanity unit, wash hand basin with mixer taps, push button WC, concealed cistern, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan, chrome towel radiator.





BEDROOM (2):
12' 8" x 10' 2" (3.86m x 3.1m)



BEDROOM (3):
12' 8" x 8' 4" (3.86m x 2.54m)

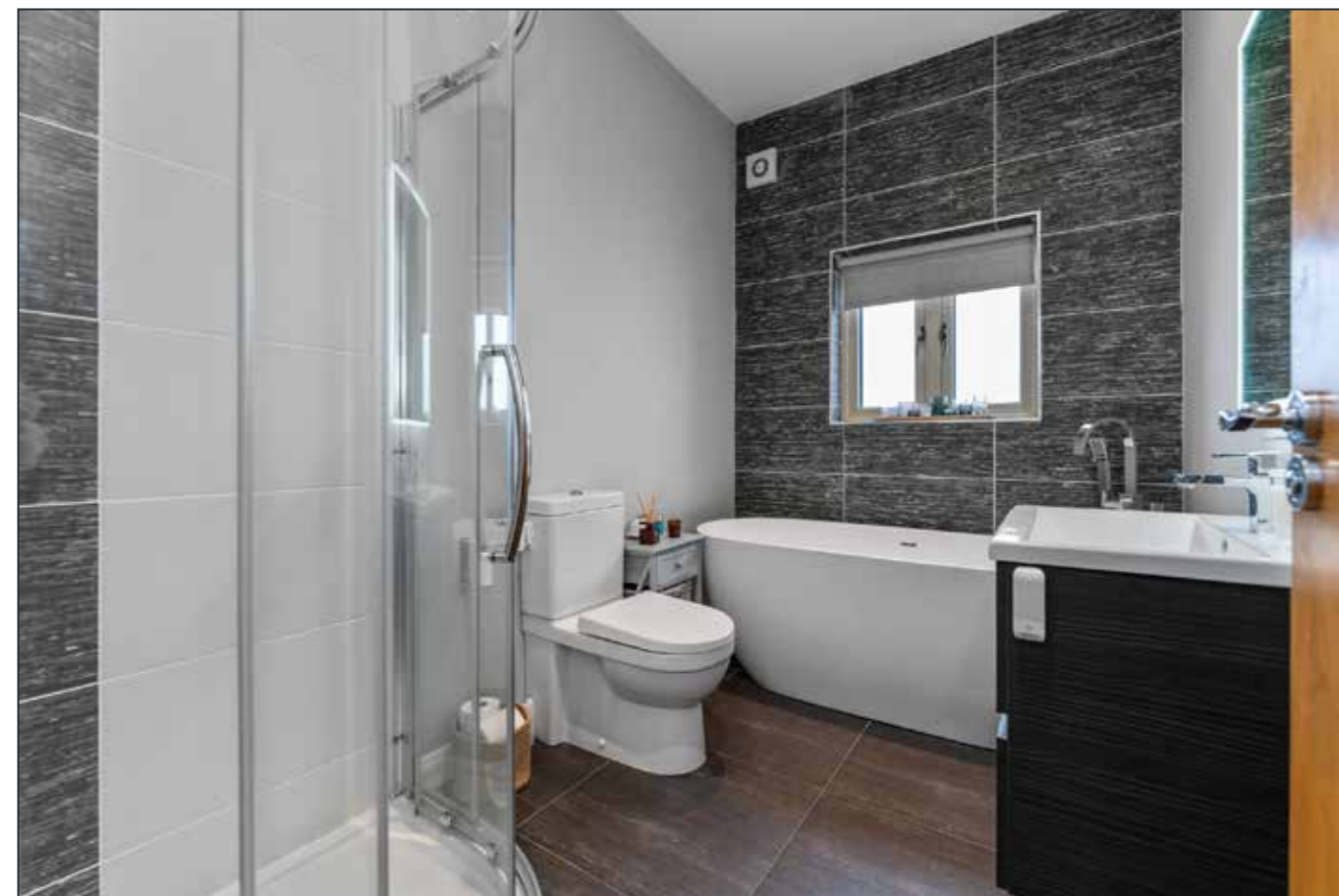


BEDROOM (4):
12' 10" x 7' 7" (3.91m x 2.31m) At
widest points.

Currently being used as a dressing
room.

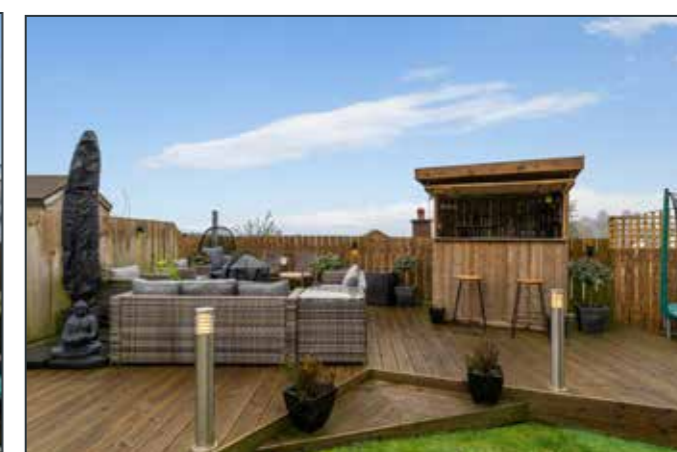
LUXURY BATHROOM:

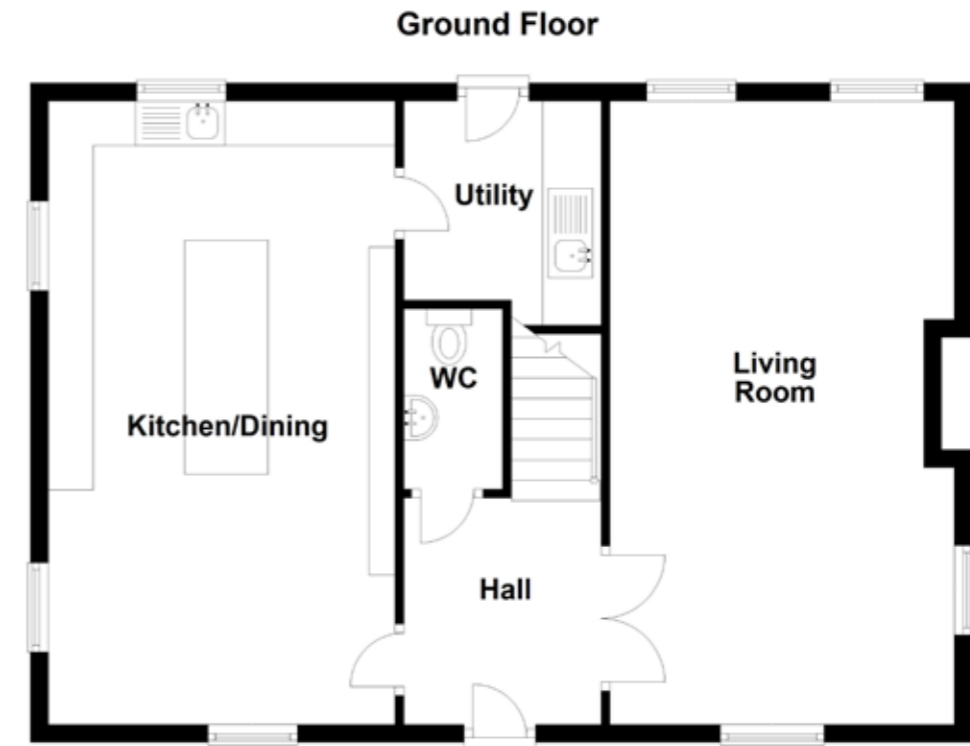
Modern white suite comprising free standing bath, separate fully tiled shower cubicle with thermostatically controlled shower, floating vanity unit, wash hand basin with mixer taps, push button WC, chrome towel radiator, feature wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan.



OUTSIDE

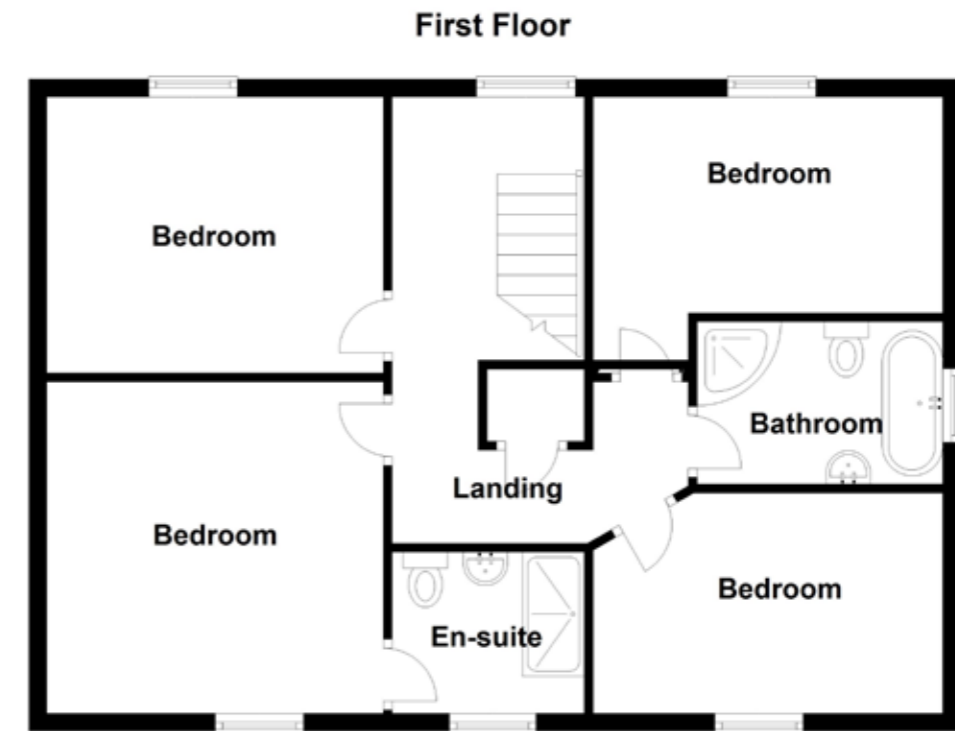
Gardens to front, side and rear laid out in manicured lawns, large raised timber deck area with extensive lighting, bar with light and power, stunning views over Newtownards, Scrabo Tower and Craigantlet. Fencing, CCTV, garden shed, flowerbeds, modern paved patio, outside lights, outside water tap.



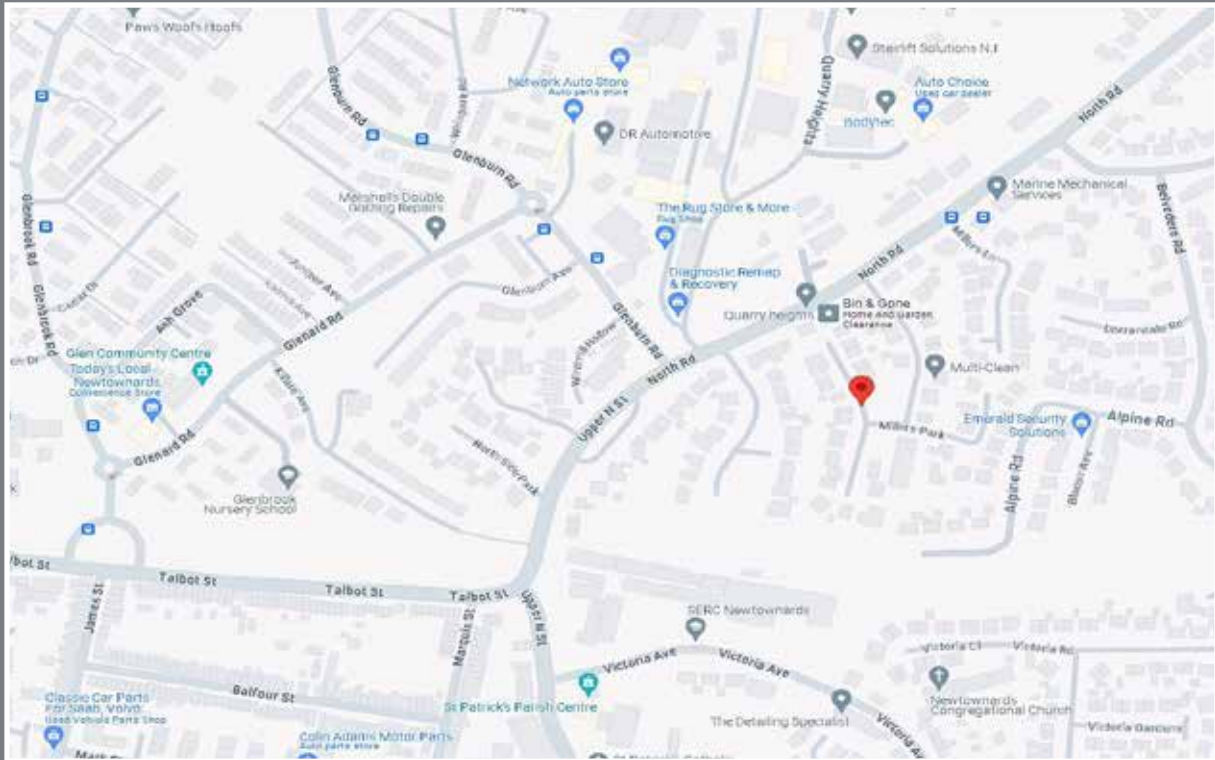


This plan is for illustrative purposes only.
Plan produced using PlanUp.

15 Millers Park Avenue, Newtownards



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/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9963-3992-0903-9625-5731

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

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.