

**simonBRIEN**  
RESIDENTIAL

182 Belfast Road,  
Bradshaws Brae,  
Newtownards, BT23 4TA



Offers Around £499,950

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- A beautiful property located along the Belfast Road and handy to Newtownards
- Fantastic condition and has been extensively modernised in recent years
- Convenient locale at the foot of the Craigantlet Hills, close to East Belfast, Holywood, and the City
- Well balanced accommodation spread over two floors
- Presented in a 'ready to move in' condition throughout
- Set on a C 0.5 of an acre plot with remarkable gardens
- Entrance hall with porcelain floor and storage
- Large lounge with Cream Granite fireplace
- Luxury kitchen/ dining room with modern White and Walnut units, integrated appliance, Quartz tops and beautiful breakfast pantry
- Stunning uPVC double glazed conservatory
- Separate large utility room, with access to office/ garage
- Two double bedrooms on ground floor
- Luxurious shower room on ground floor
- Master bedroom with sliderobes and luxury en suite bathroom
- Bedroom two is also a large double
- Fabulous c 0.5 acre plot with extensive multi layered planting schemes, formal and informal areas
- Garden room with electric underfloor heating and water feature
- Various patio and timber deck area's to alfresco dine and entertain guests
- Feature stone clad outdoor fireplace with gas fire and bench seating
- Impressive, wooded area – ideal for a children's play area to build dens, have a campfire and garden adventures
- Owned 12 PV 5.2 kw Solar Panels, installed 2023 with battery backup storage
- Oil fired central heating system/ Upvc double glazed throughout
- Alarm system Attached garage, current split into garden storage and office
- Approached via a tarmac driveway with ample parking, additional long tarmac drive into the rear garden – ideal for additional parking
- No onward chain



## SUMMARY

Located amongst the leafy suburbs of the Belfast Road, at the foot of the Craigantlet Hills, Simon Brien Residential takes great pleasure in offering this beautiful, detached home to the open market. 182 Belfast Road has undergone substantial modernisation over the last few years and presents a stunning property finished to a high standard of specification throughout and will undoubtedly appeal to a wide range of buyers. Resting circa 0.5 of an acre South facing plot, the gardens are remarkable and offer a multi-layered planting scheme creating formal and informal areas in which to entertain, alfresco dine and enjoy, at the far rear is an large, wooded, area ideal for a growing families to build dens, enjoy a camp fire and have garden adventures.

The subject property offers well-proportioned accommodation spread over two floors, comprising: entrance hall, lounge with Granite fireplace, large luxury fitted kitchen/ dining space with modern White and Walnut units, Quartz tops, range of integrated appliances and impressive concealed breakfast pantry, the kitchen area is open to a beautiful conservatory with views over the rear gardens and family sized separate utility room. Also, on the ground floor there is a luxurious shower room flanked by two double bedrooms. At first floor level, the landing offers superb built in storage and access to the master bedroom and luxury ensuite bathroom, bedroom is also a large double bedroom, completing the interior accommodation.

Externally there is an attached garage which is currently separated into garage store and great sized home office via a stud wall, is accessed off the utility. The property rests on generous manicured lawns, well stocked shrub beds and borders, mature trees, hedging, and multiple patio/ deck areas. Of particular note there is a garden room complete with water feature, electric underfloor heating and patio doors, opposite there is a large outdoor, stone clad fireplace with gas fire and bench seating. The dwelling is approached via a spacious tarmac driveway to front with additional driveway area going down the side into the rear garden, should you have a touring caravan or leisure boat to tuck away.

To arrange your private viewing appraisal please contact our Newtownards branch on 02891 800700, at your earliest convenience to avoid disappointment.



**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

Black uPVC double glazed door to Entrance Hall.

**LOUNGE:**

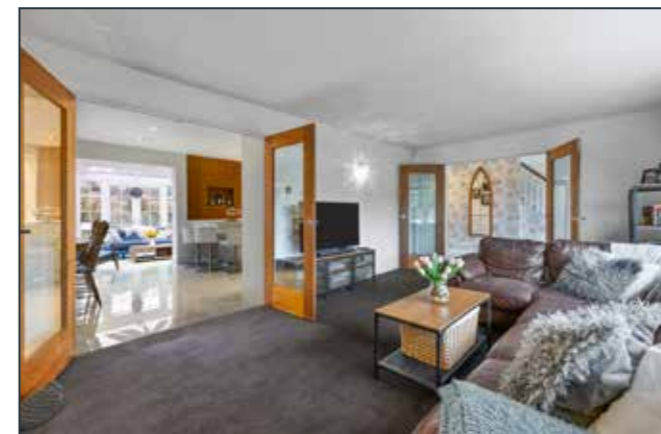
**19' 8" x 11' 9" (5.99m x 3.58m)**

Attractive cream granite fireplace surround, black granite inset and hearth, open fire, TV point, LED recessed spotlighting, glazed double doors to Kitchen/Dining.



**ENTRANCE HALL:**

Cream Porcelain tiled floor, vertical radiator, wall light points, low level recessed LED lighting, cloaks cupboard.



**LUXURY KITCHEN/DINING:  
29' 6" x 11' 4" (8.99m x 3.45m)**

'Franke' 1.5 tub single drainer, stainless steel sink unit with mixer taps, excellent range of high and low level white and walnut units, Quartz tops, 'Siemens' 4 ring induction hob, recessed stainless steel extractor hood, twin 'Neff' built in ovens, integrated fridge freezer and dishwasher, concealed breakfast/coffee pantry, breakfast bar, 2 vertical radiators, cream Porcelain tiled floor, LED recessed spotlights, open to Conservatory.



**UPVC DOUBLE GLAZED CONSERVATORY:  
17' 10" x 12' 6" (5.44m x 3.81m)**

Attractive cream granite fireplace, black granite hearth, cream Porcelain tiled floor, LED recessed spotlights, uPVC double glazed French doors and single uPVC double glazed door to rear.



**UTILITY ROOM:  
11' 5" x 10' 3" (3.48m x 3.12m)**

Range of high and low level grey high gloss units, Formica roll edge work surfaces, grey Porcelain tiled floor, plumbed for washing machine, wall panelling, vertical radiator, door to integral garage.





**BEDROOM (3):**  
**14' 5" x 8' 6" (4.39m x 2.59m)**

Cream Porcelain tiled floor, LED recessed spotlighting, uPVC double glazed French doors to rear, vertical radiator.



**PRINCIPAL BEDROOM:**  
**14' 6" x 13' 0" (4.42m x 3.96m)**

Polished oak floor, full width range of mirror fronted Slideroles, views to Craigtlet, open to Ensuite.



**BEDROOM (4):**  
**14' 3" x 8' 1" (4.34m x 2.46m)**

Polished oak floor, LED recessed spotlighting, double built in robe.



**LUXURY ENSUITE:**

Modern white suite comprising: Large recessed bath with chrome mixer taps, separate fully tiled shower cubicle with Triton' thermostatically controlled shower, floating vanity sink unit with mixer taps, push button WC, polished oak floor, LED recessed spotlighting, extractor fan.



**LUXURY SHOWER ROOM:**

Ultra modern white suite comprising: Large walk in shower, Triton thermostatically controlled shower, glass panel wall mounted wash hand basin with mixer taps and vanity shelf below, push button WC, natural stone fully tiled walls and floor, chrome towel radiator LED recessed spotlighting, extractor fan.

**FIRST FLOOR**

**LANDING:**

Wall light points, access to roofspace via integral ladder, Hotpress with coper cylinder, storage with integrated raised cupboards and LED sensor lighting, accessed via sliding doors on landing.



**BEDROOM (2):**  
**16' 7" x 14' 4" (5.05m x 4.37m)**

Views to Craigtlet, access to eaves storage.





**OUTSIDE**

**INTEGRAL GARAGE:**

Divided in 2 via stud wall.

**ROOM 1:**

**12' 11" x 8' 10" (3.94m x 2.69m)**

Storage and uPVC double glazed door to side. Could be utilised as a home office with a little updating.

**ROOM 2:**

**11' 9" x 10' 3" (3.58m x 3.12m)**

White insulated up and over door, light and power, door to Room 1. Approached via large tarmac driveway, parking area and large parking area to side.

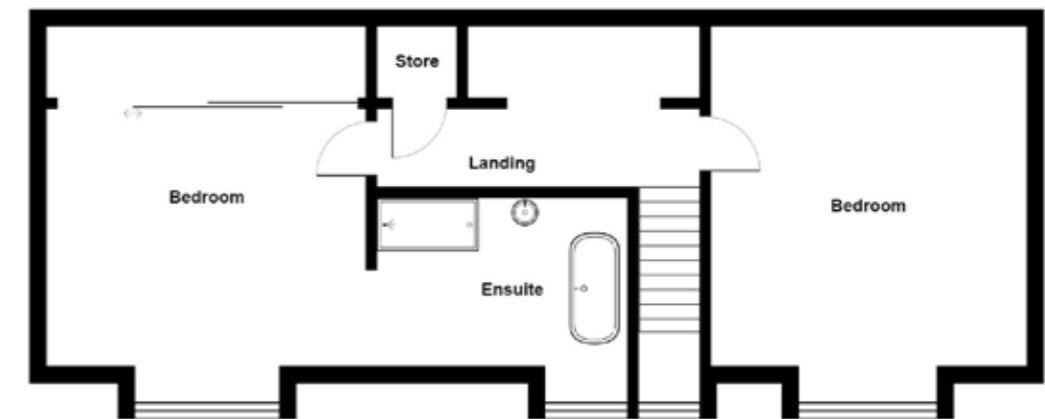
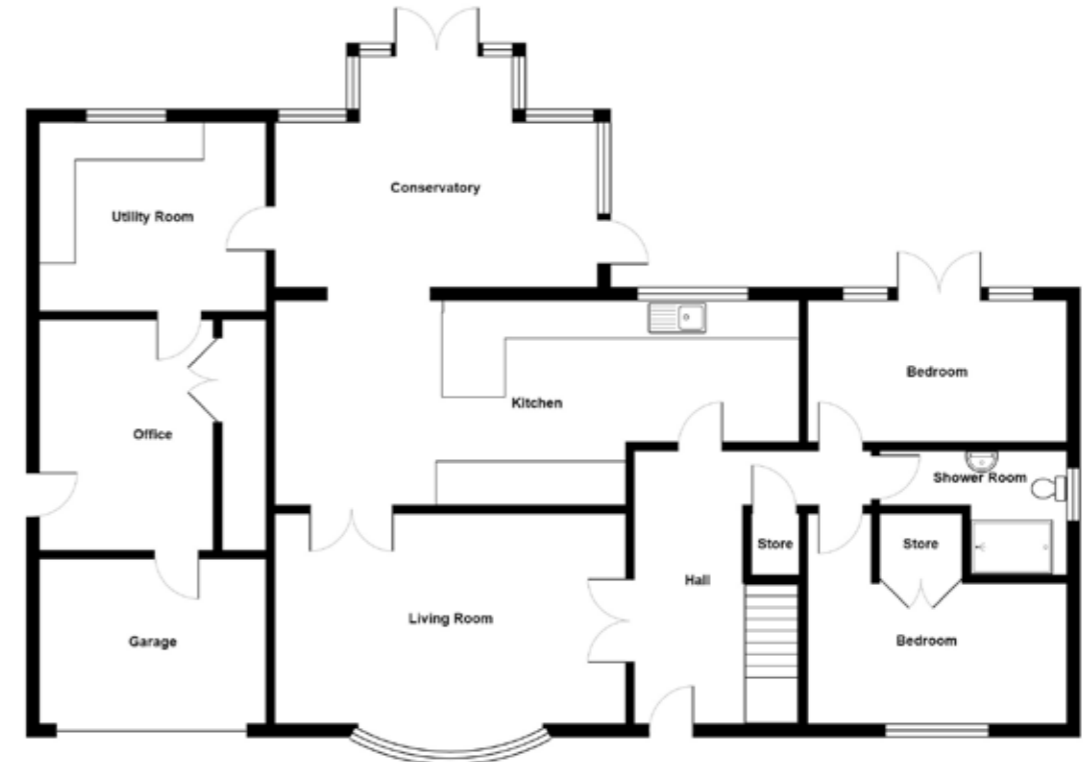


Stunning landscaped gardens front and extensive to rear laid out in formal and informal areas, manicured lawns, two granite paved patios, 2 small ponds, vast range of well stocked flower and shrub beds, pergola area, attractive stone clad outdoor fireplace with large gas fire and intimate patio with bench seating.

**GARDEN ROOM:**

**17' 2" x 10' 5" (5.23m x 3.18m)**

Stone paved floor, electric under floor heating, water feature, light and power, sliding patio doors to large raised timber deck. Children's play area with mature trees, ideal for campfires, building dens and garden adventures. Garden pond (needs re-lined), views to open countryside to rear.



# Location



LOCATION: 182 Belfast Road is located on Bradshaws Brae, Newtownards.

## 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](http://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: RM/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		

EPC REF: 1239-3923-2000-0521-7202

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