

**simonBRIEN**  
RESIDENTIAL

35 Old Belfast Road,  
Newtownards, BT23 4SG



Offers Around £375,000

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



#### KEY FEATURE

- A deceptively spacious detached family home
- Constructed circa 2011
- Located along the lesser travelled Old Belfast Road
- Within easy walking distance to Ards Shopping Centre and Cinema
- Easy access to the Ulster Way through Scrabo Quarry to Scrabo Tower and Killynether Country Park
- Welcoming entrance hall with ceramic tiled floor
- Lounge offering Limestone fireplace and stove
- Family room
- Dining room with direct access to rear garden
- Luxury kitchen/ casual dining area with modern units and range of integrated appliances
- Utility room and downstairs cloakroom comprising White suite
- Four bedrooms, master with recently installed modern en suite
- Recently installed modern family bathroom
- Air ventilation system
- Gardens to front and rear laid in lawns, extensive patio, BBQ area and fencing
- Oil fired central heating system
- Oak effect uPVC double glazed windows
- Recently installed Black uPVC front door
- Double width tarmac driveway providing ample off road parking

#### SUMMARY

This deceptively spacious detached villa is set on a generous plot with gardens and patio areas to the rear and ample parking to the front and side.

Holding four good sized bedrooms (one with ensuite), large lounge, dining room and kitchen with dining area and breakfast room, this property has plenty of space for the growing family. There is space outside to enjoy with all the family present.

Located within close proximity of Newtownards town centre occupants will enjoy this ideal location with a plethora of schools, shopping and amenities in both Newtownards and Belfast within an easy commute.

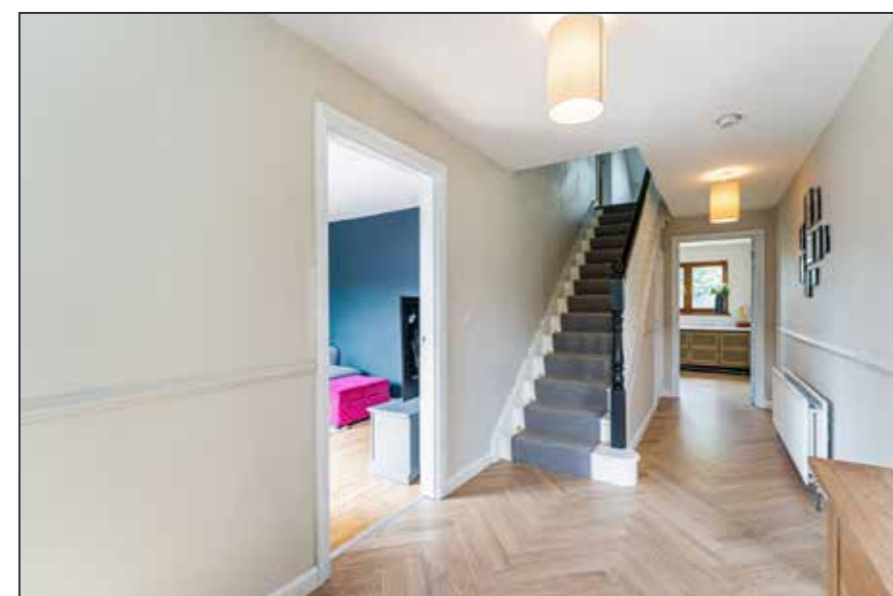
Viewing is highly recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Black uPVC front door, outside light.



##### ENTRANCE HALL:

Ceramic tiled floor.



##### LOUNGE:

17' 7" x 11' 10" (5.36m x 3.61m)

Attractive Limestone fireplace surround with wood burning stove and Granite hearth, polished Oak floor, wall light points.





**FAMILY ROOM:**  
**11' 10" x 10' 0" (3.61m x 3.05m)**

Polished oak floor.



**KITCHEN WITH CASUAL DINING AREA:**  
**19' 0" x 9' 5" (5.79m x 2.87m)**

White Single drainer sink unit, mixer taps, excellent range of high and low level units, Marble effect Formica round edge worksurfaces, 5 ring gas hob unit, Black extractor hood, double built in oven, integrated dishwasher, recess for American style fridge freezer, glazed cabinets, wall tiling, ceramic tiled floor, breakfast bar.







**UTILITY ROOM:**  
**8' 2" x 7' 1" (2.49m x 2.16m)**

Stainless steel sink unit, mixer taps, range of high and low level units, plumbed for washing machine, ceramic tiled floor, uPVC double glazed door to side.



**FIRST FLOOR**

**LANDING:**

Dual aspect, roof space access via integrated ladder.



**CLOAKROOM:**

Comprising White suite with pedestal wash hand basin, low flush WC, ceramic tiled floor.



**BEDROOM (1):**  
**12' 5" x 12' 0" (3.78m x 3.66m)**

Polished laminate floor, concealed hotpress.



**DINING ROOM:**  
**11' 9" x 9' 5" (3.58m x 2.87m)**

Polished Oak floor, uPVC double glazed patio doors to rear garden.



**ENSUITE SHOWER ROOM:**

Comprising modern White suite with large separate fully tiled shower cubicle, glass panel, thermostatically controlled shower, rain head and telephone hand shower, floating vanity unit with wash hand basin and mixer taps, push button WC, extensive feature wall tiling, wired for wall mounted mirror, extractor fan, ceramic tiled floor.





**BEDROOM (2):**  
**11' 10" x 9' 5" (3.61m x 2.87m)**  
Polished laminate floor.



**BEDROOM (3):**  
**11' 10" x 11' 1" (3.61m x 3.38m)**  
Polished laminate floor.



**BEDROOM (4):**  
**11' 10" x 9' 5" (3.61m x 2.87m)**  
Polished laminate floor.

**BATHROOM:**

White suite comprising: freestanding bath with centre mixer taps, large separate walk in shower with feature tiling, thermostatically controlled shower unit, glass panel, floating vanity unit with wash hand basin and mixer taps, push button WC, feature wall tiling, wired for wall mounted mirror, ceramic tiled floor, extractor fan, chrome towel radiator.

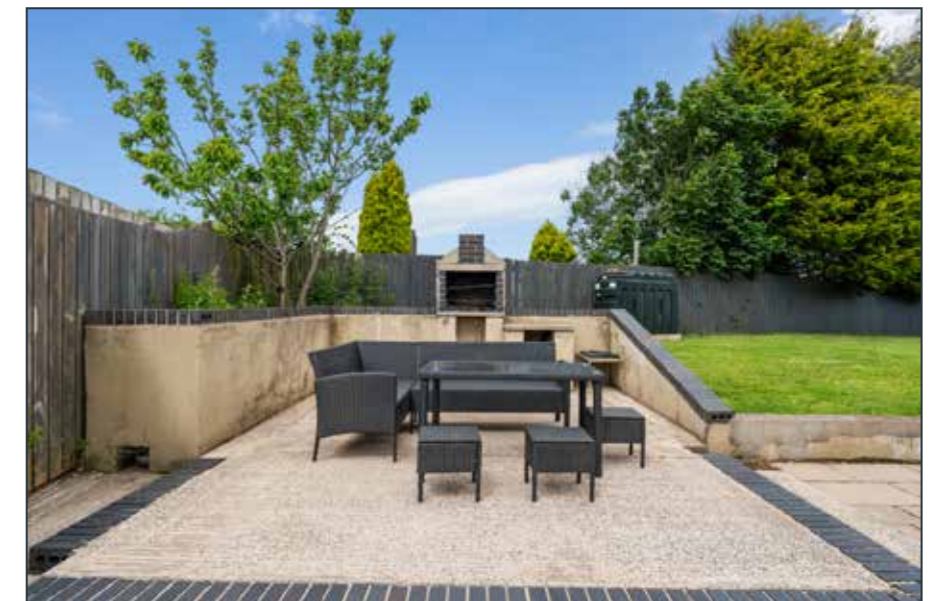


**OUTSIDE**

**GARDENS:**

The property is positioned on level site with well presented gardens to front and rear, laid out in lawns, extensive paved patio area, BBQ area, flower bed, fencing, garden shed, oil storage tank, outside lights, outside water tap, access to side for bins, oil etc.

Approached via a large, double width, tarmac driveway providing ample off road parking for all the family.

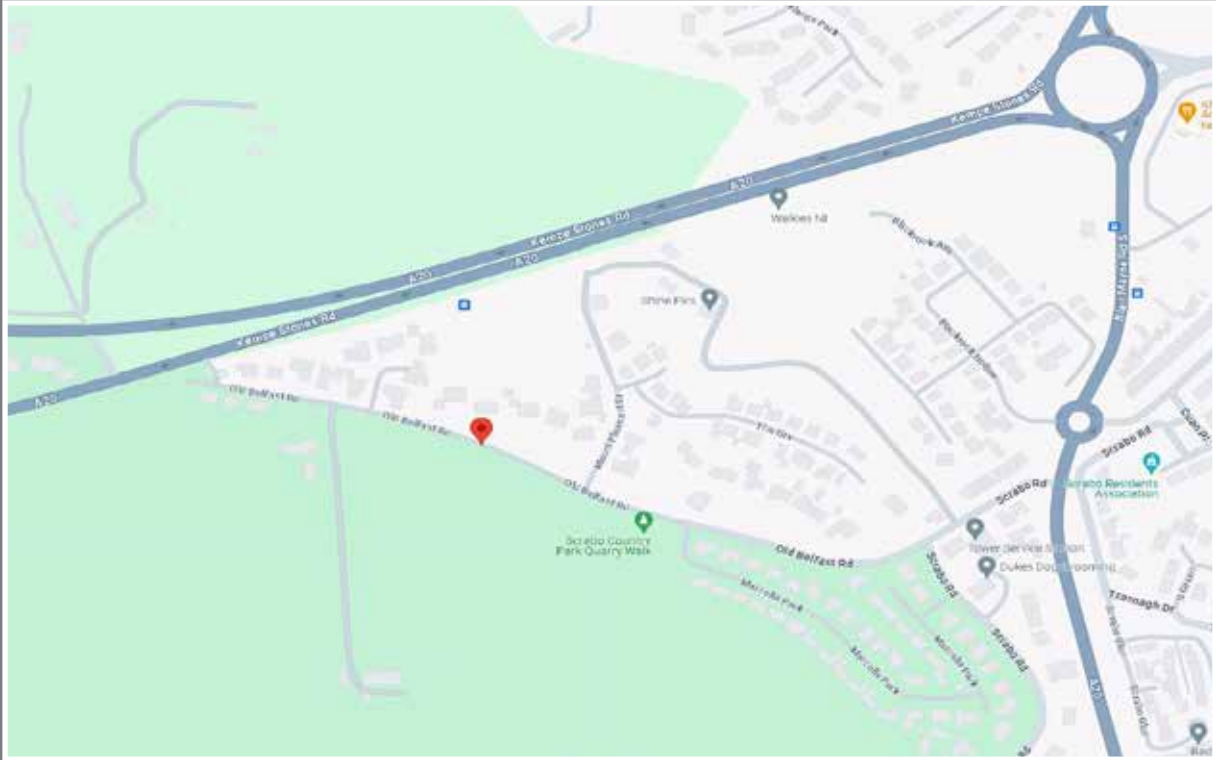








# Location



Old Belfast Road, Newtownards

## Financial Advice

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