

For Sale

SimonBrien

Offers Over: £280,000



24 Belvedere Road,
Newtownards,
BT23 7AX

simonbrien.com



KEY FEATURES

- Well maintained extended detached home
- Stunning views over Strangford Lough and Scrabo Tower
- Well-proportioned site with a bright aspect
- Large living area with beautiful views
- Fitted kitchen with access to lounge
- Lounge with access to raised decking area
- Utility area
- Ground floor cloakroom / W.C.
- Three good sized rooms on first floor
- Bedroom one with excellent views over Strangford Lough and Scrabo Tower
- Family bathroom suite on first floor
- Gas fired central heating / double glazed windows
- Ample off street parking
- Access to attached garage
- Gardens to front and rear
- Close to a large range of local amenities, shops and transport networks

SUMMARY

Located in a highly convenient location, this extended detached home has been well maintained by the current owners and offers fantastic accommodation throughout. It is situated on a well-proportioned site with stunning views over Strangford Lough and Scrabo Tower.

You are greeted by a bright entrance porch and split-level access, on the first floor are three good sized double bedrooms, bedroom one has beautiful views over Strangford Lough and Scrabo Tower, there is a family bathroom to accommodate bedrooms on the first floor.

On the lower level you have the main living area with feature fireplace and views over Strangford Lough. There is a fitted kitchen leading to dining area / lounge with access to the rear garden, in addition there is a utility area, a downstairs cloakroom / WC and garage.

Outside to the front there is a driveway with ample parking space, well maintained garden laid in lawns and access to the garage. To the rear is a fabulous area for entertaining, a garden laid in lawns with additional raised decking area which is perfect for summer BBQ's and greenhouse. In addition, the property benefits from gas fired central heating and has double glazed windows.

Close to a range of local amenities, transport networks and Newtownards town centre. Take the time to view this fantastic home in an enviable setting. Early viewing is highly recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC front door with glass side panels.

ENTRANCE PORCH:

Wooden inner door, wall panelling, tiled floor.



HALLWAY:

Built in storage space.



KITCHEN:

13' 5" x 9' 10" (4.1m x 3m)

Fitted kitchen with a range of high and low level units, stainless steel sink unit with mixer taps, stainless steel sink unit with mixer taps, integrated appliances including dishwasher, fridge and freezer, Belling oven and 4 ring induction hob with overhead extractor hood, partly tiled walls, tiled floor and recessed lighting.



WC:

Low flush WC, wash hand basin with vanity unit beneath, panelled walls and tiled floor, extractor fan and recessed lighting.

LOUNGE:

16' 5" x 13' 1" (5m x 4m)

Wood strip floor, recessed lighting, access to Utility Area, Access to raised decking area with views towards Strangford Lough.



UTILITY AREA:

Plumbed for washing machine and tumble dryer, space for additional fridge freezer.

LIVING ROOM:

17' 1" x 11' 10" (5.2m x 3.6m)

Views towards Strangford Lough, wooden floor, feature electric fire with wooden surround and tiled hearth.



FIRST FLOOR

LANDING:

Access to loft.

BEDROOM (1):

15' 5" x 9' 10" (4.7m x 3m)

Stunning views over Strangford Lough and Scrabo Tower.





BEDROOM (2):
11' 6" x 10' 6" (3.5m x 3.2m)
Built in storage.



BEDROOM (3):
12' 6" x 6' 11" (3.8m x 2.1m)



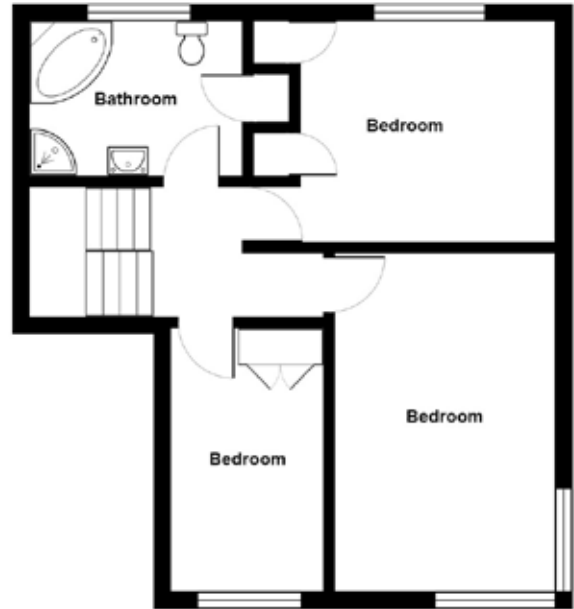
BATHROOM:
Low flush WC, wash hand basin with vanity unit beneath, panelled bath, enclosed corner shower unit, fully tiled walls and floor.

OUTSIDE

GARAGE:

Electric and power





VALUER

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