

For Sale

Asking Price: £340,000

SimonBrien



Edenvale, 147 Bangor Road,
Newtownards, BT23 7AU

simonbrien.com



Special Features & Services

- A most attractive period home dating back to 1937
- Extremely sympathetically restored and extended
- A beautiful home offering a peaceful environment to raise a family
- Many original features have been retained throughout the home
- Original front door leading to vestibule with original tiled floor
- Welcoming entrance hall with Oak floor, picture rail and cloak storage
- Quiet lounge at the front with feature bay window and open fireplace
- Stunning open plan kitchen, dining, living space with a very natural feel
- Kitchen with solid wood shaker units in Light Grey and Blue, integrated appliances and bespoke shelving
- Traditional style utility room leading to rear handy rear covered porch
- Three double bedrooms each with picture rails and timber window surrounds
- Additional study on ground floor which may be utilised as an occasional small bedroom
- Deluxe bathroom in modern White suite with original wall tiling and wood panelling
- Separate WC on first floor
- Deluxe downstairs shower room comprising modern white suite
- Cleverly landscaped gardens with mature trees, hedging, well stocked shrub beds, timber deck and large patio – ideal for alfresco dining
- Approached tarmac drive leading to additional gravel parking/ turning space
- Roof space has been insulated and is partially floored
- Original Bangor blue slate roof
- Re-wired, re-rendered and replumbed (boiler installed 2008)

Summary

'Edenvale' 147 Bangor Road is a period property dating back to 1937, during our clients 22 years of custodianship the property has been extremely sympathetically restored and extended, creating a stunning environment in which to set down roots and raise a family. In 2008 a double storey extension was added to the right-hand side, along with the home being re-rendered, re-wired and re-plumbed, a new bathroom suite on the first floor and downstairs shower room. Moreover, in 2021 there was an additional living room extension, with exterior larch cladding, added to the left-hand side and a new bespoke kitchen. Edenvale oozes charm throughout with many period features retained, but cleverly holds the benefits of modern day living.

Upon entry, you access the property via a small vestibule with original tiled floor leading into a welcoming entrance hall with cloak storage, picture rail and Oak floor. The lounge offers a quiet space at the front of the home with feature bay window and open fireplace with original hearth, there is a very handy downstairs study which may also be utilised as a small occasional bedroom. To the rear is an fantastic open plan kitchen, living and dining space with Oak flooring, part triple aspect and French doors leading to the rear landscaped gardens, giving this space a most attractive leafy look and feel. The kitchen was fitted with an excellent range of solid wood, Shaker units, painted in a contrasting Light Grey and Blue, integrated appliances, two full height larders and bespoke corner shelving. In addition, there is a traditional style utility room and a deluxe downstairs shower room on the ground floor.

At first floor level, there are three double bedrooms with picture rails and timber window surrounds, bedrooms one and two provide views over Newtownards. A good-sized family bathroom with modern White suite with feature original wall tiling and wood panelling, and a separate matching WC.

Edenvale rests on cleverly landscaped gardens with an obvious emphasis on creating privacy with natural foliage of mature trees, hedging, and well stocked shrub beds, also there are area's to alfresco dine and entertain family and friends. Approached via a tarmac driveway which leads onto additional gravel parking which provides ample turning space.

Newtownards town is a short walk away, and there are an abundance of amenities, schools, leisure and social faculties close by. Hollywood, Bangor, and Belfast are all easily commutable via the A21.

All in all this is a fine family home. Internal inspection is highly recommended to appreciate the standard and accommodation there is to offer, please contact our Newtownards office on 02891 800700.

THE PROPERTY COMPRISES:

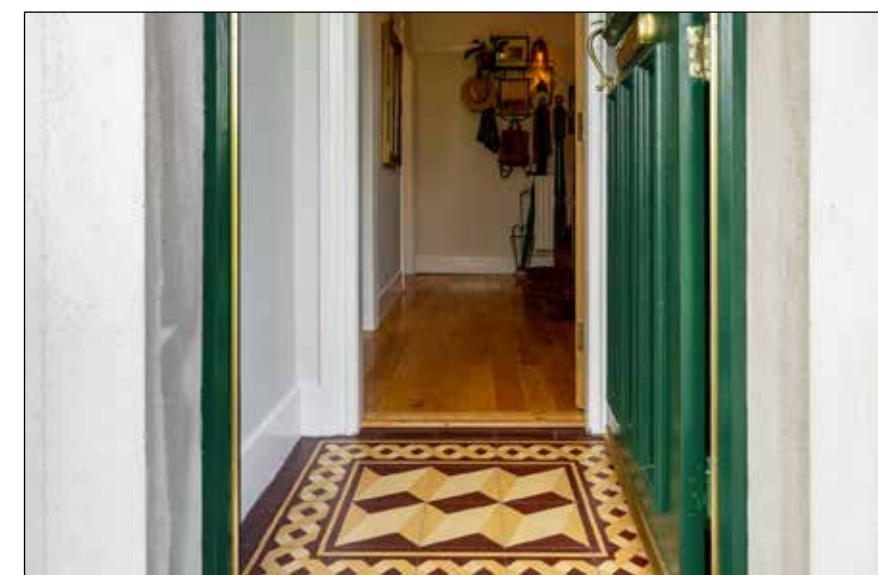
GROUND FLOOR

Original glazed solid wood front door, outside light.



ENCLOSED ENTRANCE PORCH:

Original tiled floor, picture rail, glazed door to Entrance Hall.



ENTRANCE HALL:

Polished oak floor, telephone point, picture rail, under stairs shoe storage and separate cloaks cupboard.



LOUNGE:

12' 9" x 11' 4" (3.89m x 3.45m)

Attractive pine fireplace surround, cast iron inset, open fire, original tiled hearth, polished oak floor, bay window, picture rail, corniced ceiling.



OPEN PLAN LUXURY FITTED KITCHEN/LIVING/DINING
33' 3" x 14' 1" (10.13m x 4.29m) At widest points.

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level shaker style solid wood painted units in light grey and blue, Formica roll edge work surfaces, 4 ring gas hob unit, stainless steel extractor hood and tiled splashback, double built in oven, recess for fridge freezer, integrated dishwasher, corner shelving, two full height larders, polished engineered oak floor, corniced ceiling, uPVC double glazed French doors to private rear garden, triple aspect living space, wired for wall mounted TV, window seat.



UTILITY ROOM:

8' 4" x 5' 5" (2.54m x 1.65m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, period wall tiling, ceramic tiled floor, velux window, understairs storage, glazed solid wood door to rear covered porch.



SMALL BEDROOM/STUDY:

8' 8" x 6' 3" (2.64m x 1.91m)

Picture rail.



LUXURY SHOWER ROOM:

Modern white suite comprising: Separate fully tiled shower cubicle, oak vanity sink unit with mixer taps, push button WC, wall tiling, ceramic tiled floor, extractor fan, chrome towel radiator.



Staircase with wood panelling leading to:

FIRST FLOOR

LANDING:

Picture rail and integrated roofspace access.

BEDROOM (1):

17' 8" x 10' 1" (5.38m x 3.07m) At widest points.

Picture rail and views over Newtownards.



BEDROOM (2):

11' 4" x 10' 7" (3.45m x 3.23m)

Built in storage, picture rail and views over Newtownards.



BEDROOM (3):

13' 1" x 10' 2" (3.99m x 3.1m)

Picture rail.



LUXURY BATHROOM:

Modern white suite comprising: Panelled bath with chrome mixer taps, thermostatically controlled shower over bath, pedestal wash hand basin with mixer taps, period style towel radiator, original period wall tiling and wood panelling, storage, concealed hotpress with copper cylinder.

SEPARATE WC:

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, wall panelling, timber window surround.



Outside

Gardens to front in lawn, well stocked flowerbed, trees and hedging. Enclosed, private rear garden laid out in lawns, large paved patio area, Tobermore brick paths, reclaimed Belfast brick walls and ornamental pond, thoughtfully fully stocked flowerbeds, raised timber decking, trees, fencing, outside lights, outside water tap, painted black fencing.

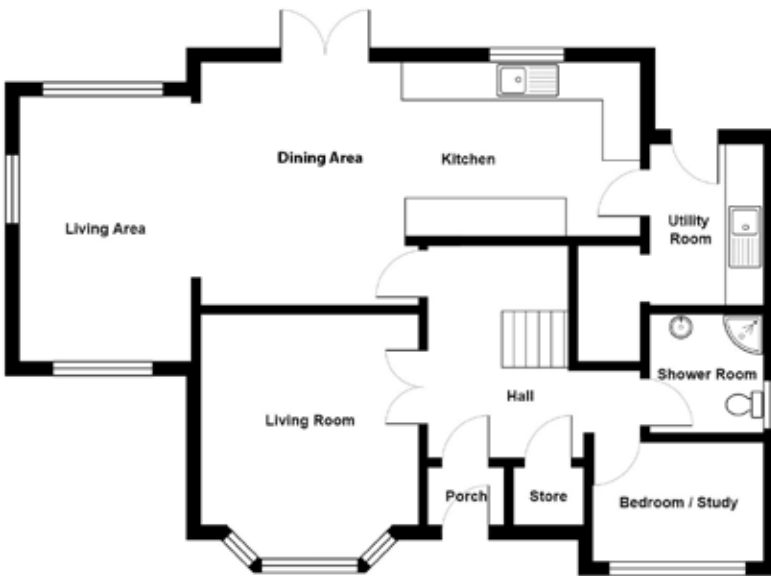
SHED: 11' 7" x 9' 10" (3.53m x 3m)

BICYCLE SHED: 13' 6" x 5' 3" (4.11m x 1.6m)

WOOD STORE

Belfast sink with cold water tap and timber storage. Accessed via tarmac driveway with gravel parking area.





VALUER

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MORTGAGE ADVICE

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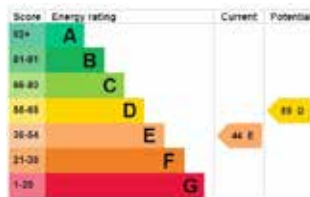
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