

**RODGERS
&
BROWNE**



'Lynwood' 32 Tullynagardy Road
Newtownards, BT23 4UQ

offers around £525,000



The Agent's Perspective...

"Located on the fringe of Newtownards town, this spacious detached chalet bungalow offers the rare combination of convenience with rural surroundings.

Approached via a quiet cul-de-sac servicing only two detached homes, the property enjoys great privacy and a sunny aspect with views towards Scrabo Tower.

The accommodation is generous to say the least, and would not only suit most family requirements but extended families too.

A really excellent opportunity. View today"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room leading to gardens



Sitting room



Reception hall

The facts you need to know...

Spacious, flexible interior with accommodation to suit even the most demanding of families – and granny too

Five bedrooms, four reception rooms plus study approximately 3,875 square feet

Lovely, sunny, mature site at the end of a small cul-de-sac

Double integral garage

uPVC double glazing

Gas fired central heating

uPVC eaves and soffits

Countryside views to Scrabo Tower

Very convenient to Newtownards town centre

Double entrance gates with ample parking for several cars

Potential granny flat with ramp access

Two cloakrooms, family bathroom, wet room ensuite and large bathroom ensuite



Large Kitchen leading to breakfast area



Dining through to Drawing room



Kitchen



Casual dining area

The property comprises...

GROUND FLOOR

Hardwood double doors to:

RECEPTION HALL

Cloakroom comprising low flush wc, pedestal wash hand basin, feature gothic window, with uPVC double glazed stained glass window. Storage under stairs.

DRAWING ROOM

18' 9" x 11' 9" (5.72m x 3.58m)

Oak flooring, feature fireplace, marble inset and hearth, two sets uPVC double glazed doors to patio and garden, open to:

DINING

11' 9" x 11' 6" (3.58m x 3.51m)

Oak flooring, double doors to hall.

SITTING ROOM

14' 3" x 13' 6" (4.34m x 4.11m)

Fireplace, marble inset and hearth.

KITCHEN

26' 0" x 12' 9" (7.92m x 3.89m)

Extensive range of white oak effect high and low level cupboards, laminate worktops, Neff oven, Neff microwave, four ring Creda hob, cooker canopy, recessed lighting, rural views, uPVC double glazed door to patio and garden, open to:

BREAKFAST AREA

Built-in bench seating.

UTILITY ROOM

18' 3" x 9' 6" (maximum) (5.56m x 2.9m)

Plumbed for washing machine, cupboards, door to garage and through to:

POSSIBLE GRANNY ANNEXE

30' 6" x 12' 9" (9.3m x 3.89m)

uPVC double doors to patio and garden, ramp access, recessed lighting. Also possible playroom/studio/home office.

Separate low flush wc, pedestal wash hand basin.

BEDROOM (2)

16' 6" x 11' 9" (5.03m x 3.58m)

Views to garden.

ENSUITE 'WET ROOM'

12' 3" x 9' 0" (3.73m x 2.74m)

Wash hand basin, low flush wc, fully tiled shower area with Redring Expressions 500 instant heat shower, recessed lighting.

BEDROOM (5) POSSIBLE WALK-IN DRESSING ROOM OR NURSERY

12' 6" x 6' 9" (3.81m x 2.06m)

Jack and Jill access.



Main bedroom first floor

BEDROOM (3)
12' 3" x 8' 10" (3.73m x 2.69m)
Views to front garden.

BEDROOM (4)
12' 0" x 11' 0" (3.66m x 3.35m)
Views into front garden.

FAMILY BATHROOM
9' 3" x 8' 9" (2.82m x 2.67m)
White suite with panelled bath, low flush wc, bidet, pedestal wash hand basin, fully tiled, recessed lighting.

Staircase with hardwood spindles and handrail to:

First Floor

MAIN BEDROOM (1)
20' 0" x 19' 3" (6.1m x 5.87m)
Recessed oak wood strip flooring.

FITTED ENSUITE DRESSING ROOM
12' 9" x 7' 0" (3.89m x 2.13m)
Rural views.

ENSUITE BATHROOM
12' 9" x 12' 3" (3.89m x 3.73m)
Large oval tiled panelled bath, twin pedestal wash hand basins, fully tiled, recessed lighting, extractor, fully tiled shower cubicle, low flush wc.

STUDY
12' 6" x 11' 0" (3.81m x 3.35m)
Rural views, half pine panelled walls. Access to floored roofspace storage.

LANDING
Double glazed Velux window. Shelved hotpress with lagged copper cylinder, Willis water heater. Separate shelved linen cupboard.

Outside

DOUBLE INTEGRAL GARAGE
21' 6" x 19' 9" (6.55m x 6.02m)
Electric roller door. Light and power. Boiler recess Worcester gas fired central heating boiler.

Tarmac driveway and parking space. Double wrought iron entrance gates.

Lovley mature gardens to front and rear in lawns, flowerbeds, shrubs, borders and hedges. Flagged patio and paths.



Family bathroom



Bedroom two



Bedroom three



Bedroom four

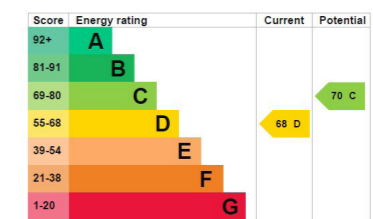
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		●	
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?	●		
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES - SEVERAL SUPPLIERS
Mains gas	YES - SEVERAL SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	SEVERAL PROVIDERS
Telephone	SEVERAL PROVIDERS
Broadband and speed	SEVERAL PROVIDERS UP TO 1000 MBPS

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: 999 years from 1/5/1988 and a ground rent of 5p

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is c. £ 3,654.80.

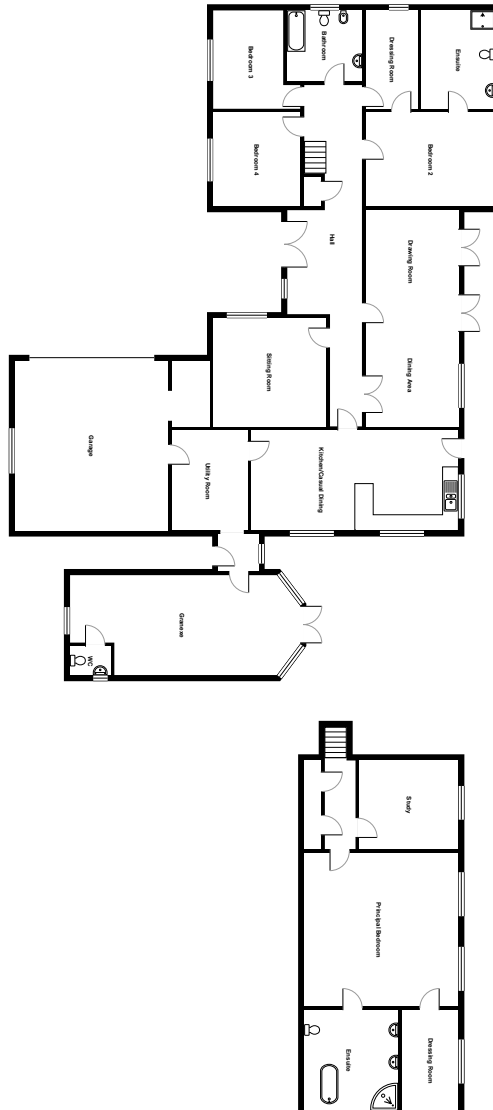
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travel 0.5 mile up Crawfordsburn Road from junction with Hardford Link and turn left into Tullynagardy Road. Travel a further 0.3 mile and turn left into a small cul-de-sac. Number 32 is on left hand side.



Sunny rear garden with rural views to Scрабо Tower



This floor plan is for information only and does not constitute an offer or contract. It is not intended to be used for legal purposes.



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk
rogersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.