



Nestled in a quiet cul de sac location less than a mile from Newtownards town centre, this deceptively spacious detached bungalow is a hidden gem! The property has been renovated and extended by the current owner, both internally and externally.

There is a lovely flow to the accommodation, with a living area, open plan to kitchen and dining area with further access through to a spacious sunroom. In addition there is a separate lounge, three bedrooms and a utility. There is also the potential for an attic room conversion to a generous fourth bedroom with ensuite (subject to building control consent).

Externally, there is an enclosed sun terrace with stunning views over Strangford Lough, accessed from both lounge and living room. The property also benefits from garden in lawn to the rear, with a generous timber decking area.

Offers Over
£365,000

'Brigadoon',
7 Bladon Avenue,
NEWTOWNARDS,
BT23 7BD

Viewing by
appointment with
& through agent
028 9065 0000



- Deceptively spacious extended, detached bungalow
- A hidden gem located only a short drive from restaurants, shops and leading local schools
- Lounge with access to patio door to sun terrace
- Living room with feature fireplace and french doors to sun terrace
- Modern kitchen with range of built in appliances, open to
- Dining room with vaulted ceiling and access to side and...
- Sunroom with Glazed Double doors to rear garden and decking
- Three double bedrooms, two with built in robes
- Bathroom with modern white suite
- Attic room with storage in eaves and separate storage room (ideal for bedroom conversion)
- Oil fired central heating/uPVC Double Glazing
- Integral garage with generous basement storage
- Enclosed sun terrace to front with covered seating area stunning views over Strangford Lough
- Private and enclosed rear garden in lawn with generous timber decking area
- New roof installed in 2021/Alarmed

The Property Comprises:

Ground Floor

Steps to uPVC glazed double front doors to:

ENTRANCE PORCH: Tiled floor, access via Slingsby style ladder to:

First Floor STUDY AREA: Access to attic room and storage room.

Ground Floor

INNER HALLWAY: Tiled floor, shelved hotpress, cornice ceiling.

DOWNSTAIRS W.C.: White suite comprising pedestal wash hash basin, low flush wc, chrome heated towel rail, tiled floor.

LOUNGE: 14' 6" x 12' 5" (4.42m x 3.78m) Laminate wood effect floor, cornice ceiling, patio doors to sun terrace.



LIVING ROOM: 23' 3" x 9' 11" (7.09m x 3.02m) Feature fireplace with granite hearth, tiled floor, cornice ceiling. Glazed double doors to sun terrace.



Open plan to:

KITCHEN: Modern fitted kitchen with range of high and low level units, integrated fridge/freezer, plumbed for dishwasher, double electric oven, four ring electric hob, extractor hood, tiled floor. One and a half bowl double drainer sink unit, part tiled walls, tiled floor, low voltage spotlights.



Open plan to:

DINING AREA: 11' 8" x 11' 6" (3.56m x 3.51m) Laminate wood effect floor, feature exposed brick wall. Glazed door to side.



Glazed double doors to:

SUN ROOM: 15' 0" x 11' 10" (4.57m x 3.61m) Laminate wood effect floor, glazed double doors to rear garden.



UTILITY ROOM: Plumbed for washing machine, single drainer sink unit, fully tiled shower cubicle, tiled walls, tiled floor, chrome heated towel rail, storage cupboard.

BEDROOM (1): 12' 1" x 11' 0" (3.68m x 3.35m) Tiled floor, cornice ceiling, low voltage spotlights.

BEDROOM (2): 10' 11" x 8' 10" (3.33m x 2.69m) Laminate wood effect floor, wall-to-wall built-in robes.



BEDROOM (3): 10' 9" x 8' 8" (3.28m x 2.64m) Laminate wood effect floor, built-in robes with sliding doors, pedestal wash hand basin.

BATHROOM: White suite comprising bath with overhead shower unit with generous storage. Low flush wc, cornice ceiling, tiled floor, low voltage spotlights.



ATTIC ROOM: 20' 9" x 13' 10" (6.32m x 4.22m) (at widest points). Velux windows, generous storage in eaves. Access to:

STORAGE ROOM: 14' 6" x 6' 2" (4.42m x 1.88m) Velux window, sink.



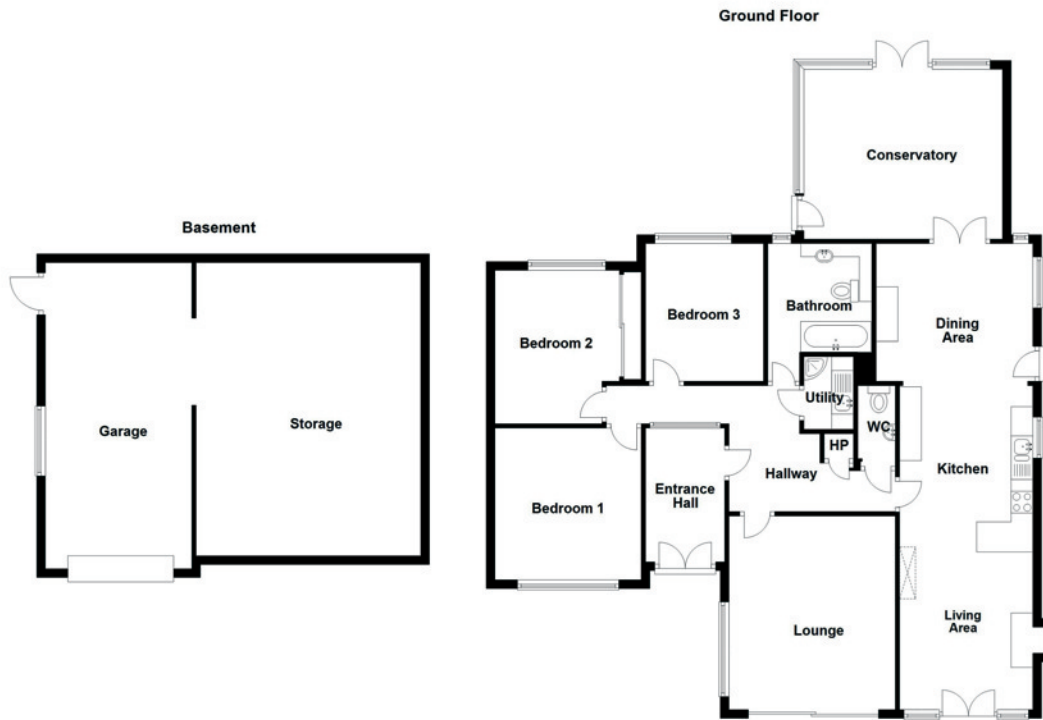
Outside

FRONT: Driveway parking for three cars, leading to:

GARAGE: Up and over door, oil fired boiler. Sink unit, access to additional basement storage. Raised sun terrace with covered seating area and gated access to additional enclosed pavior seating area with artificial grass and stunning views over Strangford Lough. Outside electric sockets.

REAR: Private and enclosed rear garden in lawn. Generous timber decked seating area.





Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanIt360.
7 Bladon Avenue, Newtownards

Location:

Heading South on the Bangor Road, turn right onto Belvedere Road, first left onto Alpine Road, and first left onto Bladon Ave. Property located on right at bottom of cul de sac.

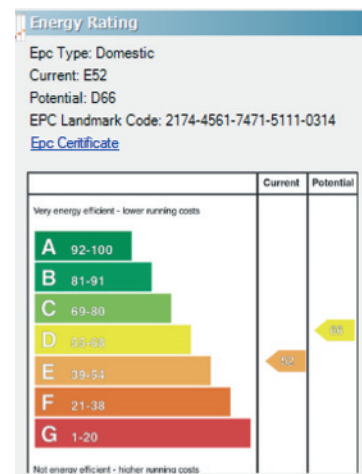
Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.