

For Sale

Asking Price: £110,000

SimonBrien



17 Robert Street
Newtownards
County Down
BT23 4DN

simonbrien.com



Offering For Sale to the open market this attractive, cottage style terrace. The property is ideally located within easy walking distance to the busy town centre with a full range of amenities on available including schooling, coffee shops, butchers, pubs, and restaurants.

Our client has recently refurbished and modernised the property throughout, providing the lucky new owners with a great opportunity to move straight in, with nothing to do. Ideal as a first home, to add to an existing rental portfolio or for those seeking a town centre property to downsize in to. Interest levels are likely to be high, so please contact our Newtownards branch on 029891 800700 to arrange your viewing appointment.

Special Features & Services

- A beautifully presented cottage style terrace
- Town centre location, positioned in a very quiet residential area
- Lounge with feature fireplace, open fire, and part period style tiling at entrance area
- Newly installed luxury kitchen with dining space in Sage Green units, some integrated appliances, tiled floor
- Two great sized bedrooms, bedroom one with lovely views to Scrabo Tower
- Newly installed luxury bathroom comprising modern white suite
- Large enclosed rear garden in extensive paved patio, fencing and rear pedestrian access
- Oil fired central heating system (Warmflo condensing boiler and new galvanised boiler house)



- uPVC doubled glazed windows and doors
- Wiring and plumbing have both been updated in recent years
- All internal joinery work has been recently updated/ replaced
- Interior all freshly decorated with up to the minute colour palette
- The main TransLink Bus Station is only a 1 min walk away

Accommodation

Ground Floor

uPVC double glazed front door to Lounge.

Lounge

16'7" x 9'11" (5.05m x 3.02m): Feature painted carved timber fireplace surround, cast iron inset, tiled hearth, open fire, polished laminate floor, corniced ceiling, storage under stairs, feature period style tiled floor at entrance.

Newly Installed Luxury Kitchen/Dining:

16'8" x 8'1" (5.08m x 2.46m): Single drainer stainless steel sink unit with mixer taps, range of beautiful sage green shaker style units, white granite effect Formica roll edge work surfaces, soft close, 4 ring ceramic hob unit, built in oven and stainless steel hood, plumbed for washing machine, concealed LED lighting, LED recessed spotlighting, ceramic tiled floor, tongue and groove ceiling, grey vertical radiator, uPVC double glazed door to rear enclosed garden.

Landing

LED recessed spotlighting, tongue and groove ceiling, access to roofspace.

Bedroom 1

13'4" x 10'10" (4.06m x 3.3m): Concealed hotpress with copper cylinder and immersion heater, views to Scrabo Tower.

Bedroom 2

8'9" x 7'9" (2.67m x 2.36m):

Newly Installed Luxury Bathroom

Modern white suite comprising: Panelled bath with mixer taps, Triton thermostatically controlled shower unit over bath, grey high gloss vanity sink unit with mixer taps, push button WC, chrome towel radiator, ceramic tiled floor, feature wall tiling, extractor fan.

Outside

Gardens to rear in enclosed extensive paved patio, trellising, fencing, oil fired boiler (Warmflo condensing) new galvanised cabinet, outside light, outside water tap, oil storage tank, access to rear for oil, bins etc.





NEGOTIATOR

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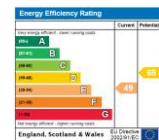
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