

simon**BRIEN**
RESIDENTIAL

5 Plover Green,
Teal Rocks, Newtownards, BT23 8FN



Offers Around £377,500

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A beautifully appointed detached villa
- Located within the popular Teal Rocks development
- Within easy striking distance to the town for shopping, various schooling options and leisure facilities
- Large open entrance porch leading to entrance hall
- Downstairs cloakroom comprising modern white suite
- Large lounge with attractive sandstone fireplace, gas fire and bay window
- Family room
- Luxury kitchen/ dining room with high and low level oak units, Granite tops, integrated appliances and views to countryside and Strangford Lough
- Utility room
- Reading/ study area on landing
- Four great sized bedrooms, master with ensuite comprising modern white suite
- Deluxe family bathroom comprising white suite
- Integral garage with twin black roller doors
- Immaculate gardens to front and rear in lawns, modern paved patio, two timber deck areas and views to open countryside and Strangford Lough
- uPVC double glazed windows and doors
- Oil fired central heating system

SUMMARY

Simon Brien Residential take great pleasure in offering For Sale this immaculately presented detached family home, which is ideally positioned on a great sized site, with manicured gardens to the front and rear. Of particular note are the stunning views to the rear of the property taking in rolling countryside and further to Strangford Lough.

This beautiful property is positioned within the extremely popular Teal Rocks development, located on the cusp of the busy shopping town of Newtownards, which offers an array of independently owned shops, thriving coffee house culture, pubs, restaurants and fantastic sporting facilities which are all very close to hand. Schooling is also well catered for, and commuter routes to Bangor, Belfast and Holywood are all easily accessible.

Well-appointed and modernised throughout showcasing our client's tasteful décor and natural finishes – the ideal home for a growing family unit. Externally there are well tended gardens to front and rear with manicured lawns, well stocked flowerbeds, hedging, patio/ deck area's providing excellent outdoor space for both adults and children entertainment space.

To arrange you private viewing appraisal, please contact our Newtownards branch on 02891800700 at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

LARGE OPEN ENTRANCE PORCH:

Outside light, double glazed door to Entrance Hall.



ENTRANCE HALL:

Ceramic tiled floor, telephone point, LED recessed spotlighting, glazed doors to Lounge.



CLOAKROOM:

Modern white suite comprising: Vanity sink unit with mixer taps, push button WC, ceramic tiled floor.

LOUNGE:

20' 3" x 12' 8" (6.17m x 3.86m)

Attractive Sandstone fireplace, tiled hearth, gas fire, polished Beech floor, wired for wall mounted TV, corniced ceiling, ceiling rose, dado rail, TV point, bay window.



FAMILY ROOM:

11' 9" x 10' 4" (3.58m x 3.15m)

Polished oak floor, picture rail.



LUXURY FITTED KITCHEN/DINING:

23' 0" x 12' 7" (7.01m x 3.84m) At widest points.

Franke single drainer stainless steel sink unit with mixer taps, range of high and low level oak units, Granite work surfaces, 5 ring gas hob unit, Inglenook style extractor hood, double built in oven, integrated fridge freezer and dishwasher, 2 large corner units, views to countryside and Strangford Lough, ceramic tiled floor, double glazed sliding patio doors to rear garden, dado rail.





UTILITY ROOM:
9' 9" x 6' 6" (2.97m x 1.98m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level Beech effect units, Formica roll edge work surfaces, plumbed for washing machine, broom cupboard, wall tiling, ceramic tiled floor, uPVC double glazed door to rear.

REAR HALLWAY:

Ceramic tiled floor, access to double garage.



FIRST FLOOR

LANDING:

Reading/Study area, LED recessed spotlighting, Hotpress with copper cylinder and immersion heater, Velux window, polished laminate floor, access to roofspace.



BEDROOM (1):
17' 6" x 12' 8" (5.33m x 3.86m)

Excellent range of built in robes, polished laminate floor, dado rail.

DELUXE ENSUITE:

Modern white suite comprising: Separate shower cubicle with Mira thermostatically controlled shower unit, vanity sink unit with mixer taps, push button WC, ceramic tiled floor, extractor fan.





BEDROOM (2):
11' 9" x 10' 4" (3.58m x 3.15m)

Polished laminate floor.



BEDROOM (3):
13' 0" x 10' 5" (3.96m x 3.18m)

Polished laminate floor, stunning views of countryside and Strangford Lough.



BEDROOM (4):
11' 1" x 9' 9" (3.38m x 2.97m)

Built in wardrobe, range of built in cupboards and drawers.

DELUXE BATHROOM:

White suite comprising: Panelled corner bath with mixer taps and telephone hand shower over, large separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush WC, fully tiled walls, Amtico floor, extractor fan.



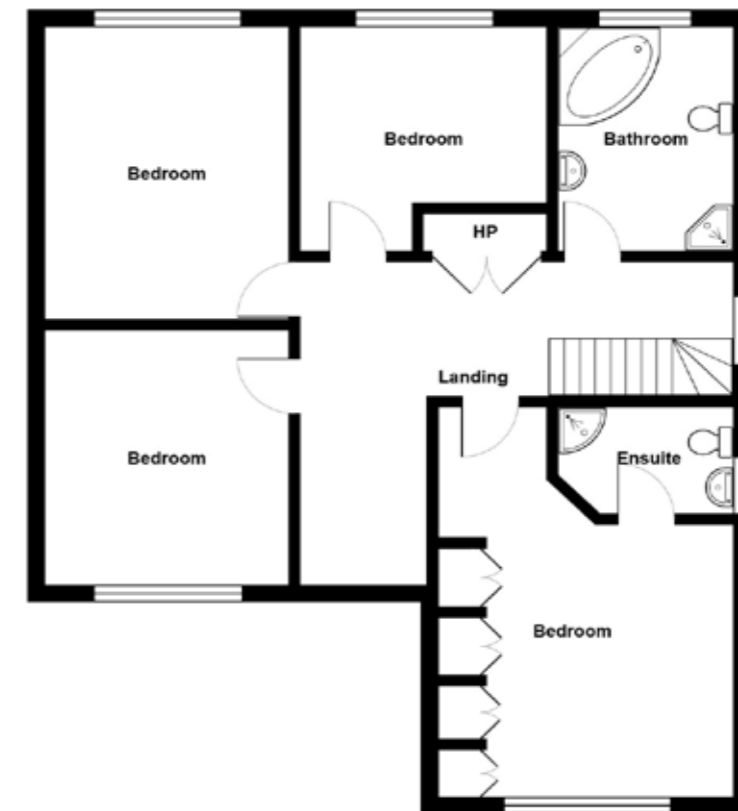
OUTSIDE

INTEGRAL DOUBLE GARAGE:
20' 0" x 17' 9" (6.1m x 5.41m)

Twin black roller doors, light and power, oil fired boiler, stud wall in place creating a gym area within the garage. 2 uPVC double glazed windows to rear with countryside views.



FLOOR PLANS



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/F/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

EPC REF: 0011-2162-0568-2307-9291

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.