

simon**BRIEN**
RESIDENTIAL

19 Glenford Road,
Newtownards, BT23 4AU



Offers Around £285,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well-presented detached bungalow
- Set on a level and private site
- Accessed via a long tarmac driveway, via timber gates, and leading to a large parking/ turning area
- Located just off the Hardford Link the property is very close to arterial routes Belfast City
- Entrance hall with cloaks storage
- Large L shaped lounge/ dining room
- uPVC double glazed conservatory
- Deluxe fitted kitchen/ breakfast room with Cream high gloss units, integrated appliances
- Three good sized bedrooms
- Luxury bathroom comprising modern white suite
- Detached garage with roller door
- Really easily maintained garden to rear, laid out in raised timber decking – covered in artificial grass, Tobermore patio, raised flower beds and fencing
- Oil fired central heating system, boiler installed 2022
- uPVC double glazed windows and doors
- Alarm system

SUMMARY

Occupying a private and level site on Glenford Road, this deceptively spacious detached bungalow is conveniently located off the Hardford Link, just around the corner from the main arterial routes to Belfast City.

This superb family home provides a well-proportioned offering of accommodation, with a good mix of ample reception space along with attractive bedroom sizes. We feel, as selling agents, that this property would be ideal for a growing family or downsizers seeking a home they can spend many years living in. Approached via a long tarmac driveway, and through timber gates, 19 Glenford Road is neatly tucked away and offers absolute privacy for its owners– a rarity for property so close to the town centre.

There is great accessibility to leading East Belfast schools, easily reached via the Belfast Road or the A20 Newtownards to Belfast dual carriageway. Locally, the Model Primary, Londonderry Primary and Regent House Preparatory & Grammar Schools are only a few minutes' drive away.

All in all, a well presented home in most convenient location. To arrange your viewing appointment, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

uPVC double glazed door to Entrance Hall.

ENTRANCE HALL:

Polished laminate floor, telephone point, LED recessed spotlighting, cloaks cupboard, access to roofspace.

L SHAPED LOUNGE/DINING: 21' 3" x 16' 7" (6.48m x 5.05m)

Polished laminate floor, wall light points, uPVC double glazed door to..





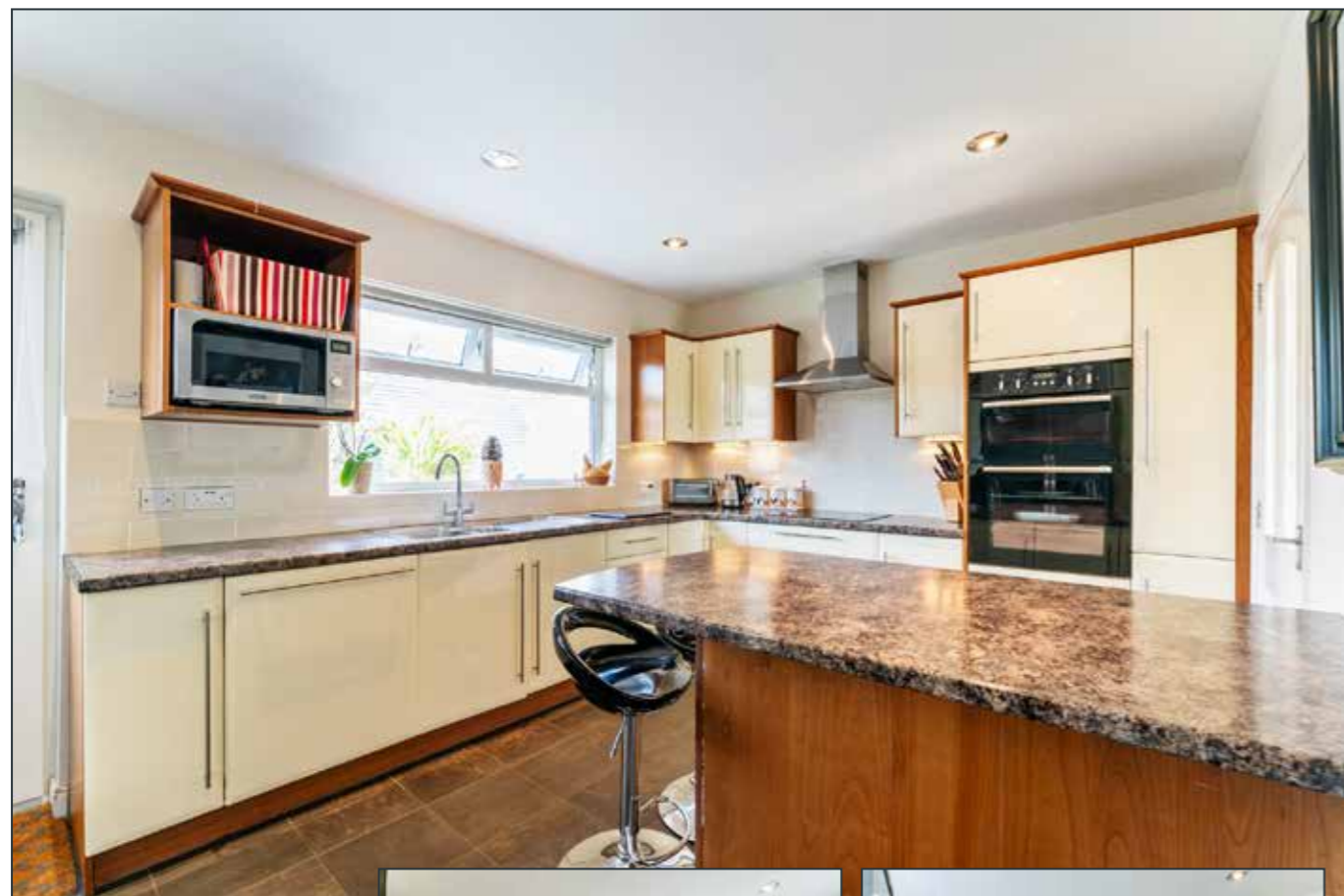
**UPVC DOUBLE GLAZED
CONSERVATORY:
18' 8" x 11' 8" (5.69m x 3.56m)**

Polished laminate floor, wall light points, uPVC double glazed French doors to side.



**DELUXE KITCHEN/BREAKFAST ROOM:
14' 5" x 10' 1" (4.39m x 3.07m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level cream high gloss units, Formica roll edge work surfaces, 4 ring ceramic hob unit, stainless steel extractor hood, double built in oven, plumbed for American style fridge freezer, larder cupboard, integrated dishwasher, concealed lighting, breakfast bar, wall tiling, ceramic tiled floor, LED recessed spotlighting, uPVC double glazed door to rear.



**BEDROOM (1):
12' 1" x 11' 4" (3.68m x 3.45m)**

Built in robe.



**BEDROOM (2):
11' 4" x 8' 8" (3.45m x 2.64m)**



**BEDROOM (3):
10' 11" x 9' 1" (3.33m x 2.77m)**

Built in robe.

LUXURY BATHROOM:

Modern white suite comprising: Panelled bath with chrome mixer taps and telephone hand shower over, large separate shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, chrome towel radiator, extractor fan.



OUTSIDE

DETACHED GARAGE:

18' 6" x 14' 7" (5.64m x 4.44m)

Roller door, light and power, uPVC double glazed side window and pedestrian door.

SEPARATE UTILITY STORE:

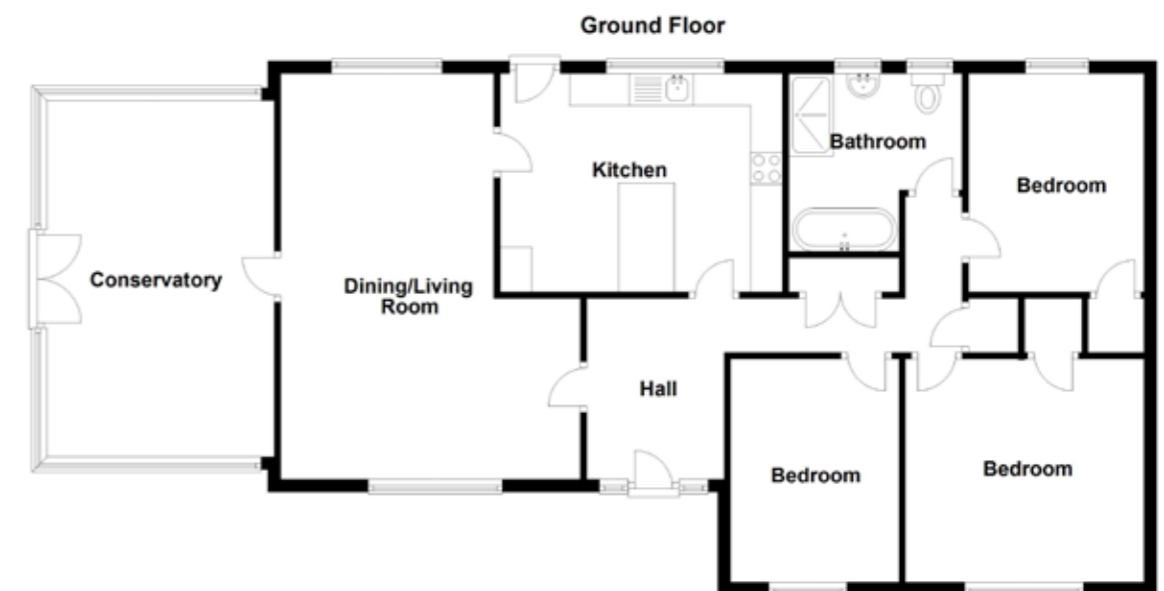
11' 1" x 4' 8" (3.38m x 1.42m)

Single drainer stainless steel sink unit, range of units, Formica roll edge work surfaces, oil fired boiler (Warmflow) installed 2022, plumbed for washing machine.

GARDENS:

Secluded gardens offering privacy to rear laid out in large raised timber deck covered with artificial grass, paved patio, raised flowerbeds, "Tobermore" brick paved patio, large tarmac area, outside light, outside water tap, oil storage tank.

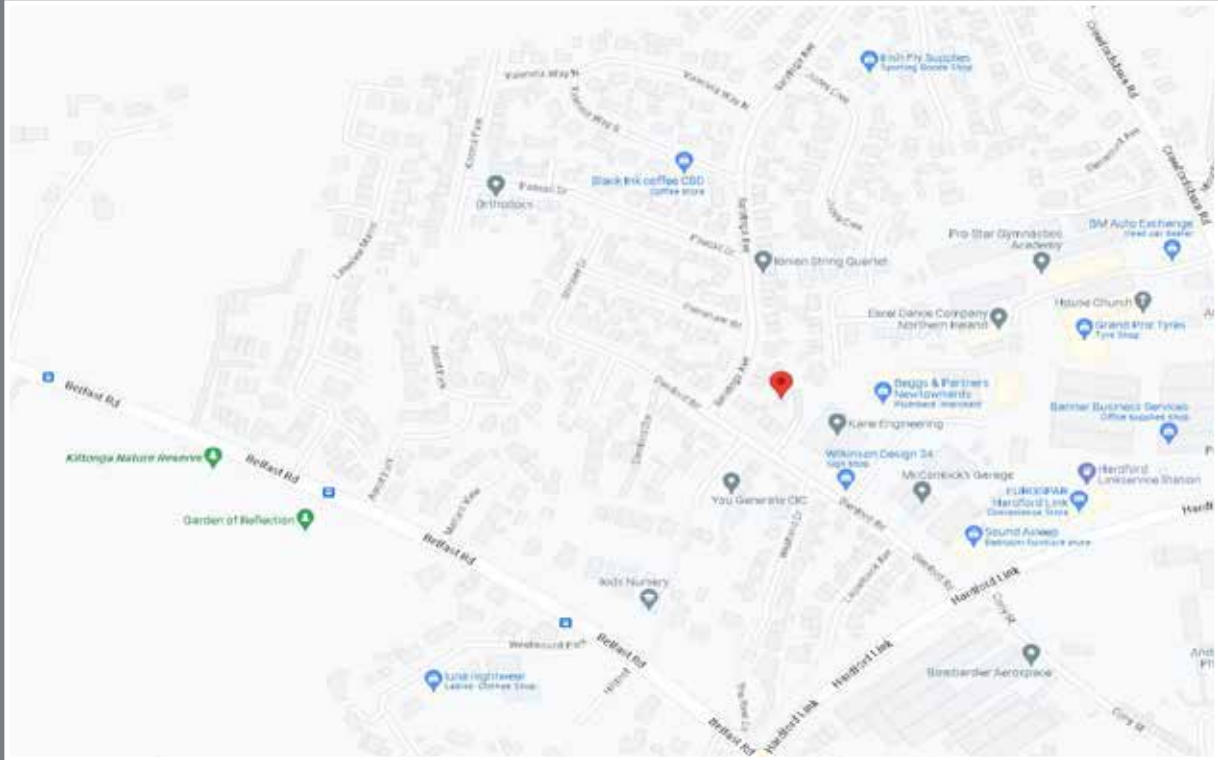
Approached via timber gates leading to extensive private tarmac driveway with fantastic parking/ turning area.



This plan is for illustrative purposes only. Plan produced using PlanUp.

19 Glenford Road, Newtownards

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/J/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2818-3030-8201-4347-7200

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