

simon**BRIEN**  
RESIDENTIAL

89 Brentwood Way,  
Newtownards, BT23 8RY



Offers Around £169,950

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A modernised semi-detached villa
- Set on a large site with superb front and rear gardens
- Located within a few minutes' drive to a range of schooling options
- Entrance hall
- Lounge with Cream Granite fireplace with open fire
- Separate dining room
- Luxury kitchen with Oak units, Marble tops and integrated appliances
- Luxury shower room comprising modern white
- Detached garage approached via large tarmac driveway
- Gardens to front and rear in lawns, Sandstone patio and fencing
- Gas fired central heating system
- uPVC double glazed windows and doors
- uPVC fascia and bargeboards

#### SUMMARY

An attractive semi-detached property set on a great sized site within the popular Donaghadee Road area located on the cusp of the busy shopping town of Newtownards. Ideal for young families as the property is positioned within a few minutes' drive to a range of schooling options, plus also benefiting from public transport links to Bangor / Donaghadee via the Donaghadee Road stop.

The subject property has been modernised and updated throughout in recent years, leaving the lucky new owners nothing to do but move in. The accommodation briefly comprises, entrance hall, lounge with feature Cream Granite fireplace with open fire. There is a separate dining room and a well-appointed Oak kitchen with marble tops and range of integrated appliances. Moving to the first floor there are three good sized bedrooms and a luxury shower room comprising modern white suite.

Externally the property is positioned on a large site with a semi enclosed front garden in lawn. Enclosed to the rear there is a lawn, feature Sandstone patio, greenhouse, and fencing. There is also a detached matching garage which is approached via a large, tarmac driveway, offering off road parking for several cars.

To arrange your viewing appointment, please contact our Newtownards office on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### OPEN ENTRANCE PORCH:

Glazed door to Entrance Hall.

##### ENTRANCE HALL:

Under stairs storage, polished laminate floor.

##### LOUNGE:

**12' 6" x 11' 6" (3.81m x 3.51m)**

Attractive cream granite fireplace surround, black granite inset and hearth, open fire, polished oak floor.



**LUXURY KITCHEN:  
10' 7" x 9' 5" (3.23m x 2.87m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level oak units, marble worktops, 4 ring ceramic hob unit, stainless steel extractor hood, glass splashback, double built in oven, integrated fridge freezer and dishwasher, plumbed for washing machine, concealed lighting, built in book shelving, LED recessed spotlighting, polished laminate floor, glazed door to rear.



**DINING ROOM:  
10' 9" x 9' 1" (3.28m x 2.77m)**



**FIRST FLOOR**

**LANDING:**

Concealed linen cupboard, gas boiler, roofspace access and polished laminate floor on landing.



**BEDROOM (1):  
11' 0" x 10' 9" (3.35m x 3.28m)**

Built in robe.



**BEDROOM (2):  
11' 4" x 9' 1" (3.45m x 2.77m)**

Built in robe.





**BEDROOM (3):**  
9' 5" x 8' 0" (2.87m x 2.44m)

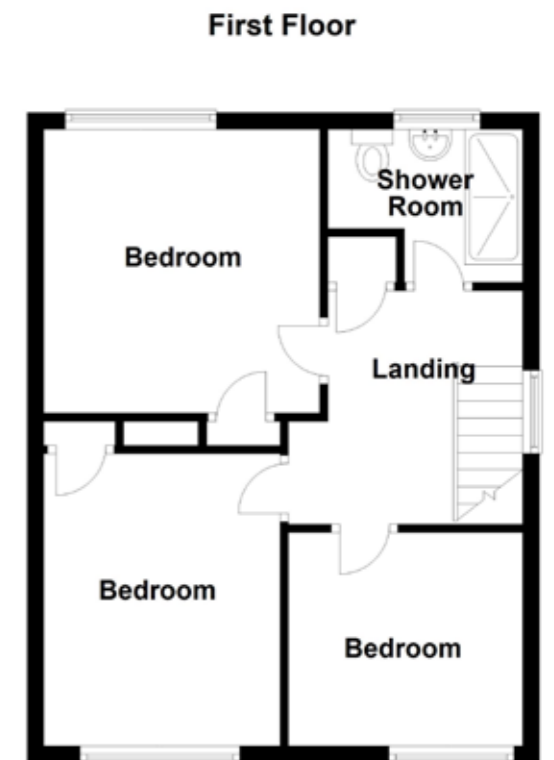
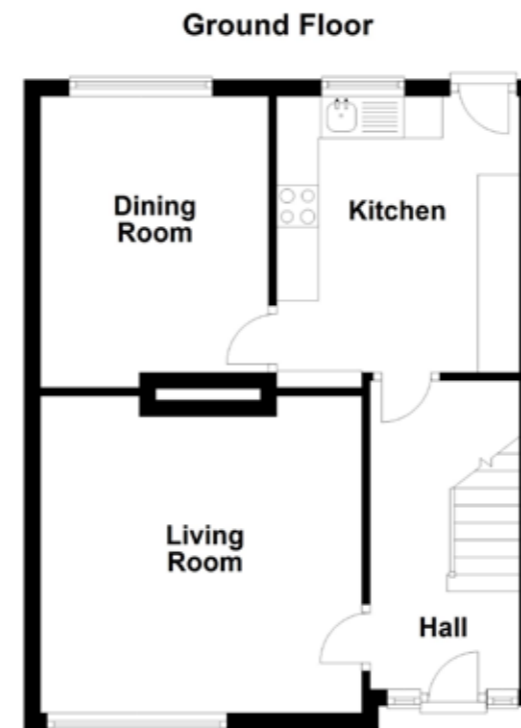


**LUXURY SHOWER ROOM:**  
Modern white suite comprising: Large walk in shower cubicle, thermostatically controlled shower and telephone hand shower, glass panel, pedestal wash hand basin, push button WC, fully tiled walls, ceramic tiled floor.



**OUTSIDE**  
**DETACHED GARAGE:**  
23' 6" x 9' 8" (7.16m x 2.95m)  
Up and over door, light and power, uPVC double glazed side and rear windows. Approached via large tarmac driveway.  
Gardens to front and rear laid out in lawns, future sandstone paved patio, concrete patio, flowerbeds, greenhouse, fencing, outside light, outside water tap, access to side for pedestrians.

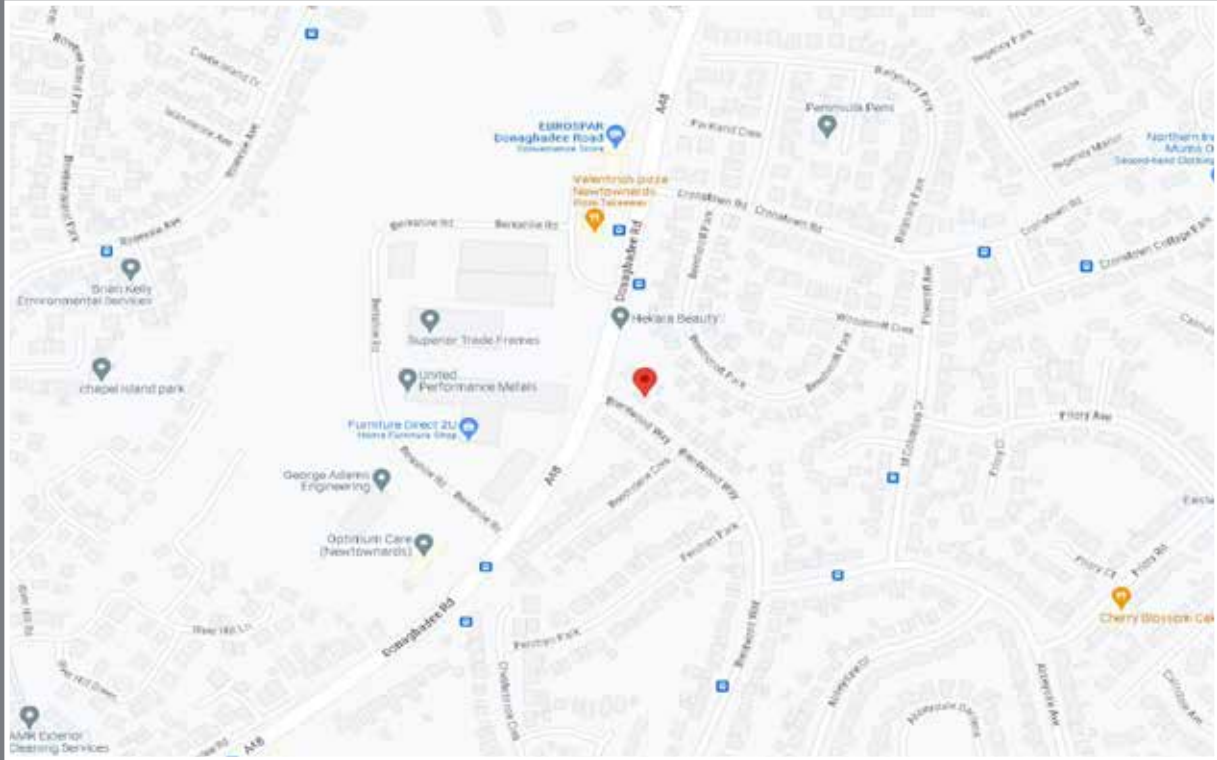
RATES: £871.20



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

**89 Brentwood Way, 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](http://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/K/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	70 C
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4800-1996-0022-5106-3823

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