

simon**BRIEN**
RESIDENTIAL

85 Belfast Road,
Newtownards, BT23 4TS



Offers Over £325,000

Telephone 02891 800700
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KEY FEATURES

- Detached property on a generous site with countryside views to Scrabo tower
- Spacious accommodation over two levels
- Entrance sunroom
- Living room with bay window
- Sitting room
- Large dining room (currently used as a gym)
- Kitchen
- Dining room / home office
- Utility room
- Four bedrooms (one bedroom on ground floor)
- Main bathroom on first floor
- WC on ground floor
- Large detached garage and garden store
- Oil fired central heating
- Generous gardens to front and rear
- Site extending to 0.3 Acres
- Convenient to Newtownards and Holywood

SUMMARY

Approached by a driveway and set back from the road offering privacy, this detached home sits on an elevated site and enjoys beautiful countryside views across to Scrabo tower.

The Belfast Road is popular because of its proximity to Newtownards town centre but also because its within minutes of the main arterial routes to Belfast which makes this home perfect for anyone having to commute to the City Centre.

On entering the property you are greeted by a sunroom which opens into the entrance hall. There are four reception rooms, kitchen, cloakroom, bedroom with ensuite on the ground floor. On the first floor there is a spacious landing, three further bedrooms and a main bathroom.

Outside there is a detached garage and garden store. There are mature gardens to the front and rear offering ample privacy to neighbouring properties.

The front of the property has panoramic views over Newtownards and towards Scrabo Tower, the rear enjoys rural views over the surrounding fields. In addition, there are several seating areas to enjoy sun at different times of the day.

THE PROPERTY COMPRISES:

ENTRANCE



ENTRANCE SUN ROOM: 11' 0" x 8' 10" (3.35m x 2.69m)

Steps up to front entrance door. Views across surrounding countryside and Scrabo Tower, outlook to front gardens, wood laminate floor, entrance door to Entrance Hall.



ENTRANCE HALL: 15' 7" x 11' 8" (4.75m x 3.56m)

Wood laminate floor, panelled walls, wall light wiring.



SITTING ROOM:
15' 2" x 12' 11" (4.62m x 3.94m)
Feature panelled walls.



CLOAKROOM:
Hanging space.



WC:
Low flush WC, pedestal wash hand basin, half tiled walls, tiled floor.



BEDROOM (1):
10' 2" x 9' 2" (3.1m x 2.79m)



ENSUITE SHOWER ROOM:
Low flush WC, pedestal wash hand basin, shower enclosure.



LIVING ROOM:
15' 0" x 13' 11" (4.57m x 4.24m)

Feature bay window with views to Scrabo.



RECEPTION ROOM/GYM:
25' 10" x 14' 11" (7.87m x 4.55m)

Wood laminate floor.



KITCHEN:
16' 6" x 10' 2" (5.03m x 3.1m)

Fitted high and low level units, stainless steel sink unit with mixer taps, 4 ring gas hob, integrated double oven, recess for fridge freezer, plumbed for dishwasher, partly tiled walls, tiled floor.





REAR HALLWAY:
Tiled floor, door to rear porch.

REAR PORCH:
4' 9" x 3' 10" (1.45m x 1.17m)
Tiled floor, glazed PVC door to rear patio.



FIRST FLOOR
SPACIOUS LANDING:
12' 5" x 8' 10" (3.78m x 2.69m)
Storage cupboards, velux window with views to Scrabo.



UTILITY ROOM:
9' 2" x 6' 10" (2.79m x 2.08m)
High and low level units, plumbed for washing machine, recess for tumble dryer, tiled floor, fully tiled walls.



BEDROOM (2):
19' 11" x 12' 11" (6.07m x 3.94m)
Velux window with views to Scrabo.



DINING ROOM:
11' 10" x 11' 2" (3.61m x 3.4m)
Wood laminate floor.



BATHROOM:
12' 6" x 6' 10" (3.81m x 2.08m)
Low flush WC, wash hand basin with vanity unit below, corner bath, shower cubicle with electric shower, fully tiled walls.





BEDROOM (3):
13' 4" x 12' 4" (4.06m x 3.76m)



BEDROOM (4):
16' 1" x 15' 3" (4.9m x 4.65m)



OUTSIDE

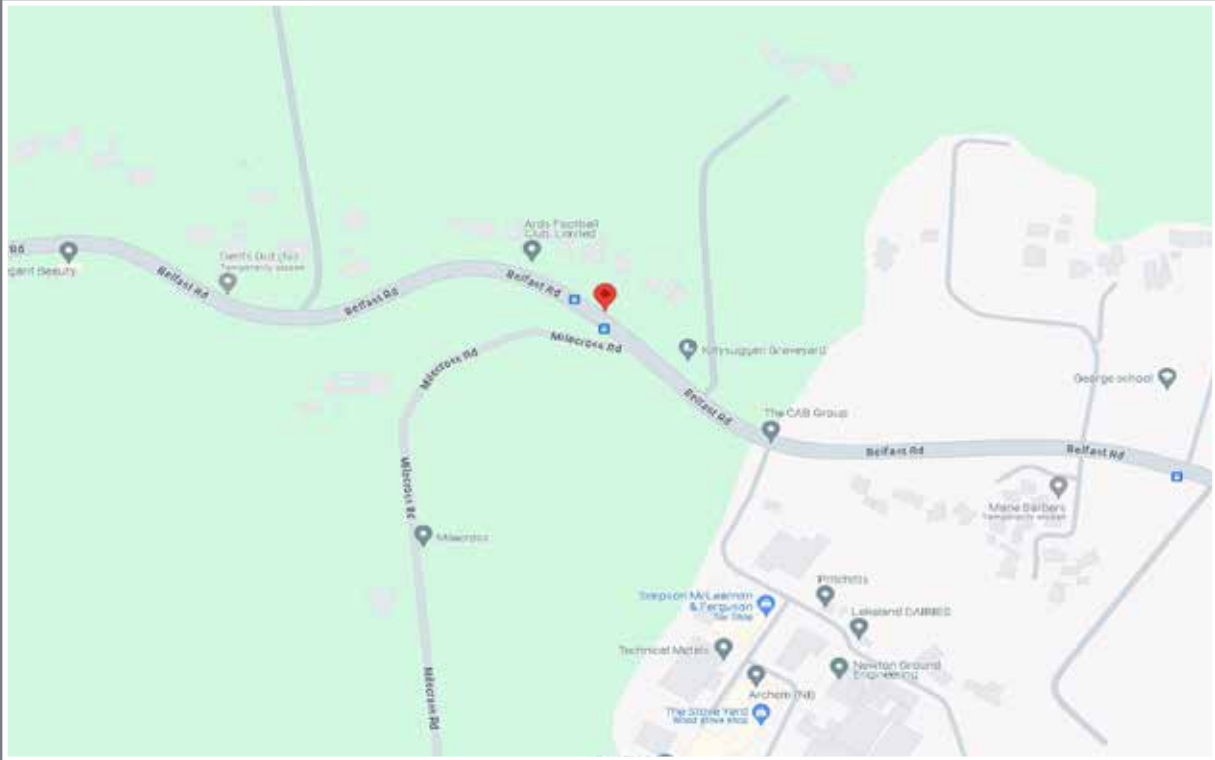
GARAGE:
22' 7" x 20' 3" (6.88m x 6.17m)

Roller shutter door.

STORE:
10' 7" x 6' 4" (3.23m x 1.93m)



Location



LOCATION: Belfast Road, Newtownards

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.



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REF: TB/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		

EPC REF: 8820-2552-0966-2109-0463

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

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