

simon**BRIEN**
RESIDENTIAL

20 Mountain Road,
Newtownards, BT23 4UL



Offers Around £599,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A very impressive, lake side, detached 3 storey family home
- Exceptional views over Glenvale Lake and forest, countryside, and Scrabo Tower
- Positioned on a mature secluded site
- 'Belfast side of town' location with ease of access to Belfast, Bangor and into Newtownards town centre
- A full range of primary and Grammar schooling options are also close to hand
- Entrance hall with Amtico flooring
- Lounge with open fire and views to Glenvale Lake and Scrabo Tower
- Dining room with Amtico flooring
- Luxurious 'Equip' kitchen with painted solid wood units, range of appliances, island, and views to Glenvale Lake
- Large family room with lake views
- Sunroom with 'Wiking' stove, views to lake and countryside
- Separate utility room and WC
- Five bedrooms, master with en suite and walk in wardrobe
- Master and bedroom 2 have beautiful views over Glenvale Lake, countryside, and Scrabo Tower
- Deluxe family bathroom
- Luggage room and separate walk in linen room
- Detached matching double garage
- Approached via a long tarmac driveway with parking area, additional parking for a touring caravan or leisure boat
- Gas fired central heating system
- uPVC double glazed windows and doors
- Alarm system
- Sky Superfast Fibre Broadband connected

SUMMARY

Simon Brien Residential take great pleasure in offering 20 Mountain Road, Newtownards to the open market. 'Constantia' is an immaculately presented detached lake side residence, positioned on a secluded site with far reaching, panoramic, countryside and Glenvale Lake views. Glenvale lake is privately owned by the Northern Ireland Carp Anglers Society and provides a very peaceful vista to look over their waters and attached forest land from this impressive home. Located along the leafy Mountain Road, and accessed via a private tarmac driveway the property offers ease of access to the busy Newtownards town, Bangor, Belfast City, a host of leading schools and Belfast City Airport can be reached within 20 minutes' drive. This superb home holds a cleverly designed 3 storey layout and has much to offer the modern family unit. There is a welcoming reception hall, a luxurious painted solid wood kitchen with range of integrated appliances, island, and French doors providing views to Glenvale Lake and the foliage beyond. A dining room, lounge, family room, sunroom, and utility are also all placed on the ground floor. Proceeding the first floor there are 3 double bedrooms, master with walk in wardrobe and modern en suite facility, family bathroom, luggage room and large linen storage. Additionally, the master and bedroom 2 offer stunning far reaching views over Glenvale Lake, countryside, and Scrabo Tower. At second floor level, there are a further two bedrooms both with spectacular far reaching views. 'Constantia' is an impressive property with a high degree of privacy enhanced by the property's peaceful location, which will surely attract families seeking a home in an established position. Of particular appeal there are immaculate gardens laid out in lawns, trees, well stocked flower beds, hedging and unrivalled lake and countryside views with strategically placed patio areas – ideal for entertaining family and friends. A home not to be missed, to arrange your private viewing appraisal please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

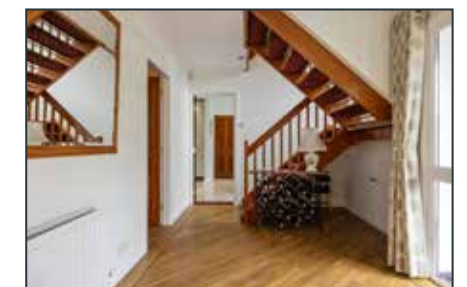
GROUND FLOOR

uPVC double glazed door to Entrance Hall.



ENTRANCE HALL:

Amtico floor, corniced ceiling, views over lake to Scrabo Tower and countryside.



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LOUNGE:

19' 11" x 11' 8" (6.07m x 3.56m)

Attractive oak fireplace, cast iron inset, open fire, tiled hearth, wall light points, Amtico floor, corniced ceiling, dual aspect with views over lake, Scrabo Tower and countryside.



DINING ROOM:

11' 8" x 9' 11" (3.56m x 3.02m)

Amtico floor, corniced ceiling.



LUXURY KITCHEN WITH CASUAL DINING:

19' 10" x 12' 2" (6.05m x 3.71m)

Black 1.5 tub single drainer sink unit with mixer taps, range of high and low level units, painted solid wood shaker style units, mahogany knobs, granite worktops, Smeg double built in oven and 5 ring gas hob unit, stainless steel extractor hood, AEG integrated fridge freezer, Bosch integrated dishwasher, bin storage, oak book shelf, island, larder, LED recessed spotlighting, ceramic tiled floor, uPVC double glazed French doors to rear, views to lake, countryside and Scrabo Tower, wired for wall mounted TV.





FAMILY ROOM:
15' 11" x 13' 11" (4.85m x 4.24m)
Corniced ceiling, views to lake, countryside and Scrabo Tower, uPVC double glazed French doors to Sun Room.



UTILITY ROOM:
12' 6" x 5' 7" (3.81m x 1.7m)
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, wall tiling, uPVC double glazed door to rear.

SUN ROOM:
17' 5" x 11' 8" (5.31m x 3.56m)

'Wiking' wood burning stove, polished laminate floor, LED recessed spotlighting, triple aspect, uPVC double glazed patio doors to rear, views to lake and countryside.



WC:
White suite comprising: wall mounted wash hand basin, push button WC, Worcester gas boiler.

FIRST FLOOR

LUGGAGE ROOM:
7' 9" x 7' 1" (2.36m x 2.16m)
L shaped.

LINEN STORAGE:
7' 10" x 7' 4" (2.39m x 2.24m)
L shaped.





PRINCIPAL BEDROOM:
15' 1" x 14' 3" (4.6m x 4.34m) At widest points.

Wired for wall mounted TV, corniced ceiling, stunning views to lake, countryside and Scrabo Tower.



BEDROOM (2):
20' 0" x 11' 8" (6.1m x 3.56m)

Dual aspect, stunning views to lake, countryside and Scrabo Tower, built in robes, corniced ceiling.



ENSUITE SHOWER ROOM:

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



BEDROOM (3):
11' 9" x 9' 10" (3.58m x 3m)

Superfast broadband connection.



WALK IN WARDROBE:
14' 4" x 4' 0" (4.37m x 1.22m)

LED recessed spotlighting, access to eaves storage.



DELUXE BATHROOM:

Modern white suite comprising: Panelled bath, separate fully tiled shower cubicle with 'Mira' thermostatically controlled shower, vanity sink unit with mixer taps, push button WC, fully tiled walls, Amtico floor, recessed spotlighting.



SECOND FLOOR

LANDING:

Wall light points, Velux window.

BEDROOM (4):

14' 5" x 9' 1" (4.39m x 2.77m)

Velux window with stunning views to lake, countryside and Scrabo Tower.

OUTSIDE

DETACHED MATCHING GARAGE:

19' 0" x 17' 1" (5.79m x 5.21m)

Remote control up and over door, light and power, approached via large tarmac driveway.

Gardens to front, side and rear laid out in manicured lawns, mature trees and shrubbery, well stocked flowerbeds, modern paved patio, flagstone path, hedging, feature dry stone wall, uninterrupted panoramic views to lake, countryside and Scrabo Tower.

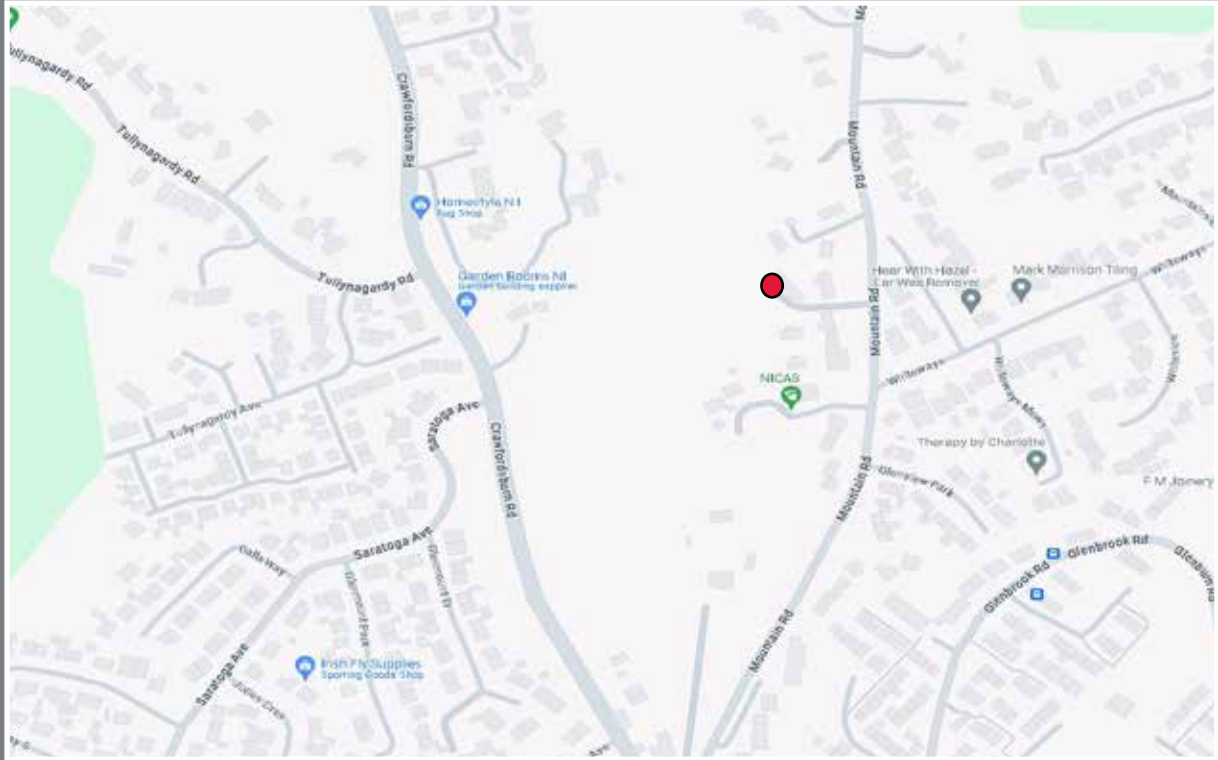
BEDROOM (5):

17' 2" x 8' 8" (5.23m x 2.64m)

Velux window with stunning views to lake, countryside and Scrabo Tower, access to roofspace storage.



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/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2020-3825-3140-1505-9821

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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