

simon**BRIEN**
RESIDENTIAL

4 Turnstone,
Teal Rocks, Newtownards, BT23 8GE



Offers Around £435,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A fabulous, detached family home located within the Teal Rocks development
- Ideally located a short stroll from the shores of Strangford Lough and Londonderry Park
- Exceptionally well presented and maintained throughout
- Entrance hall with Cream Porcelain tiled floor
- Downstairs WC
- Lounge offering a Limestone fireplace with gas fire
- Large formal dining room providing direct access to the rear gardens
- Luxury painted solid wood kitchen, integrated appliances and views to Strangford Lough and Scrabo Tower
- Utility room
- Solid oak staircase leading to first floor
- Four double bedrooms, master with luxury ensuite and full width Sliderobes
- Luxury family bathroom suite
- Semi detached garage with remote control roller door
- Approached via a large Tobermore brick paved driveway with ample off road parking
- Beautiful gardens to front, side and rear in manicured lawns, extensive painted timber deck, paved patio, flowerbeds and fencing
- Oil fired central heating system
- uPVC double glazed windows and rear doors
- Solid wood front door

SUMMARY

Ideally located to the shores of Strangford Lough, the Teal Rocks development has been one of the most popular residential areas for families in Newtownards for some time now. No.4 Turnstone represents a fantastic opportunity to purchase a home built to a very exacting specification for its current owners.

This detached home benefits from a gracious entrance hall providing an immediate feeling of space. Offering a superb layout with an open plan kitchen/ family room providing the hub of the house, lounge with Limestone fireplace and gas fire, and formal dining room offering direct access to the rear gardens. The kitchen has an excellent range of painted, solid wood units, integrated appliances and Cream Porcelain tiled floor adding a touch of luxury. On the first floor there are four double bedrooms including a master with full width sliderobes and luxury ensuite shower room, there is also a luxury family bathroom with modern white suite, which completes the first floor accommodation.

Externally the property is beautifully maintained with front, side and rear gardens laid out in manicured lawns, extensive raised timber deck area with patio – both ideal for alfresco dining or entertaining guests. Further benefits include a detached garage, approached via a large driveway laid in Tobermore brick pavers and provides ample off road parking, oil fired central heating and uPVC double glazing.

Located on Portaferry Road, there are a host of leisure activities and recreational facilities close by, the Castlebawn complex and town centre. The town is home to a selection of leading schools and is just a short commute to Belfast. The Ards Peninsula, an area of outstanding natural beauty, is easily accessible with features including Mount Stewart just a short drive away.

Therefore, as selling agents we can only encourage the arrangement of a full viewing appraisal at your earliest convenience, to help avoid disappointment. Please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

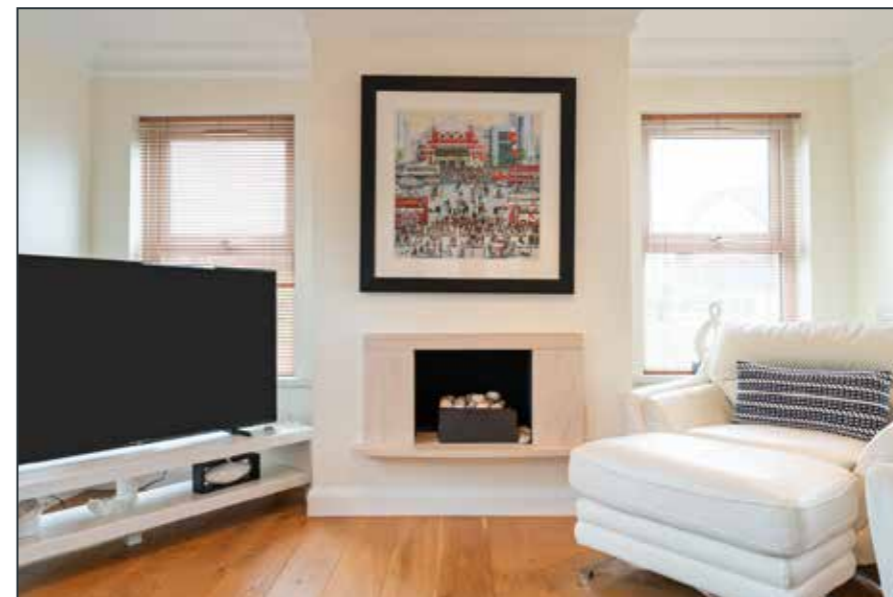
ENTRANCE PORCH:

Open entrance porch, solid wood front door, outside side light.



ENTRANCE HALL:

Cream porcelain tiled floor, telephone point, recessed spot lighting.



LOUNGE:

17' 8" x 13' 7" (5.38m x 4.14m)

Feature limestone fireplace, gas fire, triple aspect, engineered oak floor, cornice ceiling, recessed spot lighting, TV and telephone point, glazed double doors to dining room.



CLOAKROOM:

Modern white suite comprising of pedestal wash hand basin with mixer taps, push button WC, cream porcelain tiled floor.

LUXURY KITCHEN

13' 8" x 11' 8" (4.17m x 3.56m)

1 1/2 tub single drainer stainless steel sink unit with mixer taps, excellent high and low level painted oak units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, stainless steel overhead hood, integrated fridge/freezer and dish washer, display cabinets, cream porcelain tiled floors, wall tiling, LED recessed spot lighting, views to Strangford Lough and Scrabo Tower.



DINING ROOM:

13' 8" x 12' 7" (4.17m x 3.84m)

Engineered oak floor, double glazed patio doors to rear, TV point.





FAMILY ROOM:
11' 8" x 11' 0" (3.56m x 3.35m)
Cream porcelain tiled floor, wired for wall mounted TV, dual aspect views to Strangford Lough and Scrabo Tower.



UTILITY ROOM:
7' 3" x 5' 5" (2.21m x 1.65m)
Range of high and low level grey units, Formica roll edge work surfaces, plumbed for washing machine, single drainer stainless steel sink unit, views to Strangford Lough, cream porcelain tiled floor.



BACK HALL
Cream porcelain tiled, solid wood door to rear.



FIRST FLOOR

LANDING:

Solid oak staircase to First Floor landing with polished laminate floor, Fakro window, eaves access storage, Hotpress with high efficiency water cylinder.



BEDROOM (2):
13' 8" x 12' 7" (4.17m x 3.84m)

Polished laminate floor, dual aspect, access to roofspace.



BEDROOM (1):
13' 7" x 12' 7" (4.14m x 3.84m)

Polished laminate floor, dual aspect, full width modern built in robes, television and telephone points.



BEDROOM (3):
11' 9" x 11' 0" (3.58m x 3.35m)

Polished laminate floor, view to Strangford Lough.



LUXURY ENSUITE:

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, rain head shower, floating vanity sink unit with mixer taps, wall mounted mirror, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting on sensor, extractor fan, velux windows.



BEDROOM (4):
11' 9" x 11' 1" (3.58m x 3.38m)

Polished laminate floor, access to roof-space.



LUXURY BATHROOM:

Modern white suite comprising: Panelled shower bath with mixer taps, thermostatically controlled shower, rain head and telephone hand shower, floating vanity sink unit with mixer taps, push button WC, Anthracite towel radiator, fully tiled walls, LED recessed spotlighting, extractor fan, wired for wall mounted mirror.



OUTSIDE

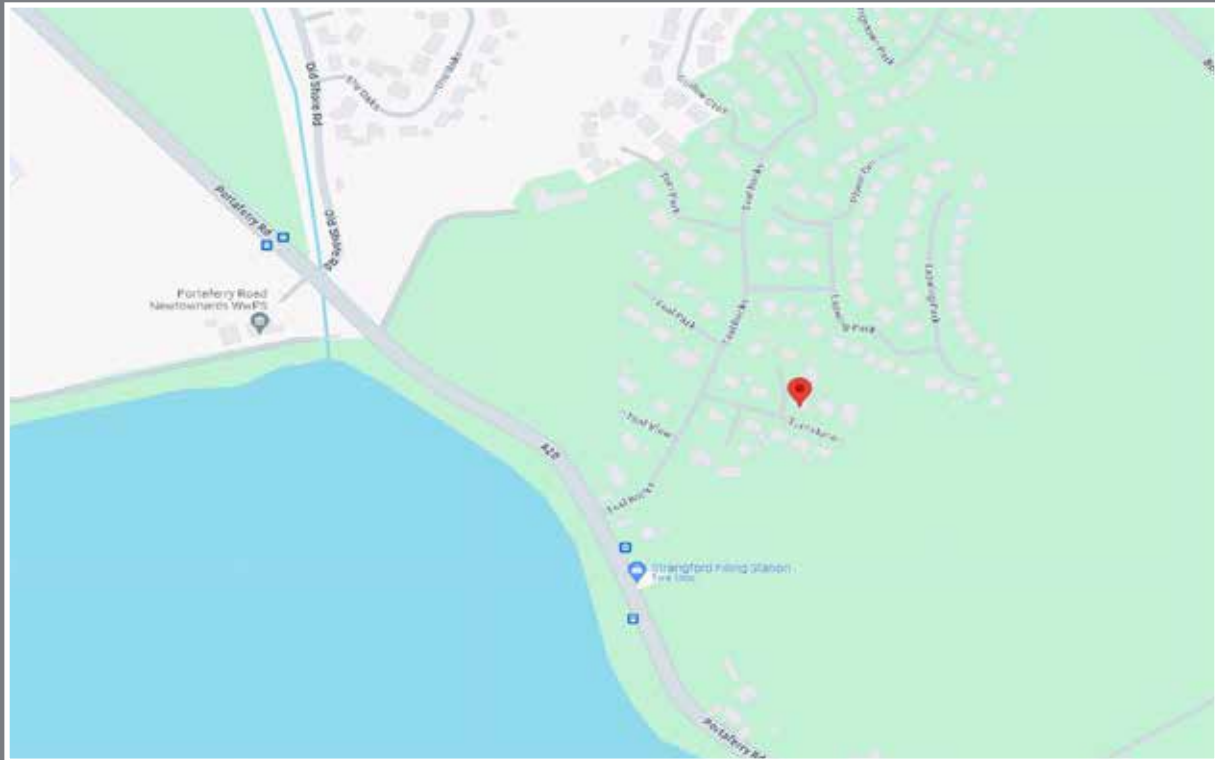
DETACHED MATCHING GARAGE: 19' 1" x 10' 1" (5.82m x 3.07m)

White remote control roller door, light and power, oil fired boiler. uPVC double glazed side window, timber side door, approached via large Tobermore brick paved driveway.

Gardens to front, side and rear laid out in large manicured lawns, extensive modern paved patio and feature raised painted deck, well stocked shrub beds, fencing, outside lights, oil storage tank, views to Scrabo Tower, access to side for bins etc.



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		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0960-0218-5904-6219-7300

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.