

**simonBRIEN**  
RESIDENTIAL

# New Build 5 Bedroom Detached House at 173 Summerhill, Banbridge



**Offers Over £269,950**

Telephone: 028 9066 8888  
Website: [www.simonbrien.com](http://www.simonbrien.com)

# 5 BEDROOM DETACHED HOUSE (1,880 SQ FT)

## SPECIFICATION

### KITCHEN AND BATHROOMS

- High quality units chosen by Purchaser
- Integrated appliances to include electric hob, extractor fan, fridge/freezer, dishwasher and combined washing machine
- Concealed under lighting to kitchen units
- Range of high quality bathroom suites with chrome fittings
- Low voltage downlighters in Kitchen & Bathrooms

### FLOOR COVERINGS & TILING

- Cushion Vinyl Flooring in Kitchen and Bathrooms
- Tiled splashbacks in Bathroom, tiled walls for shower enclosures
- Carpets and Underlay to Living Room, Bedrooms, Stairs and Landing
- Tiled Floor in Entrance Hall

### INTERNAL FEATURES

- All woodwork, walls and ceilings painted throughout
- Pressurised oil-fired central heating system with condensing boiler
- Choice of Electric Fire
- Moulding Skirtings and architraves
- Traditional radiators throughout
- Panelled internal doors
- High quality ironmongery
- Comprehensive range of electrical sockets, switches, telephone and TV points, 1 Intergrated USB charging point per room, prewired for Intruder Alarm
- Smoke and CO detectors

### EXTERNAL FEATURES

- Mixture of Halisam facing brick and rough cast render
- White PVC windows, patio doors and rear door
- Composite Front Door
- Gardens will be seeded with small areas of shrubs to front and rear
- Tarmacadam driveways
- Facing brick walls and close boarded 6ft wooden boundary fencing
- External lighting to front and rear
- Optional Extras: Roof Solar Panels, Car Charging Ports
- 10 Year Structural Warranty

## IMAGES

- Images shown are CGIs and for illustrative purposes only.

## ABOUT THE DEVELOPMENT

Summerhill development offers a unique collection of homes built in country Georgian style, providing everything for a relaxed family lifestyle. Summerhill is well situated in Banbridge, offering close proximity to the Town Centre, local amenities, schools, together with the A1 carriageway connecting Belfast and further afield.

This impressive 5 bed detached home offers high specification accommodation over 3 floors, including: spacious living room with electric fire, high quality kitchen with integrated appliances, contemporary white bathroom suites with chrome fittings, painted throughout, panelled internal doors, oil-fired central heating with condensing boiler, uPVC windows and doors, composite front door, tarmac driveway and gardens with shrub areas.

## ACCOMMODATION

### GROUND FLOOR

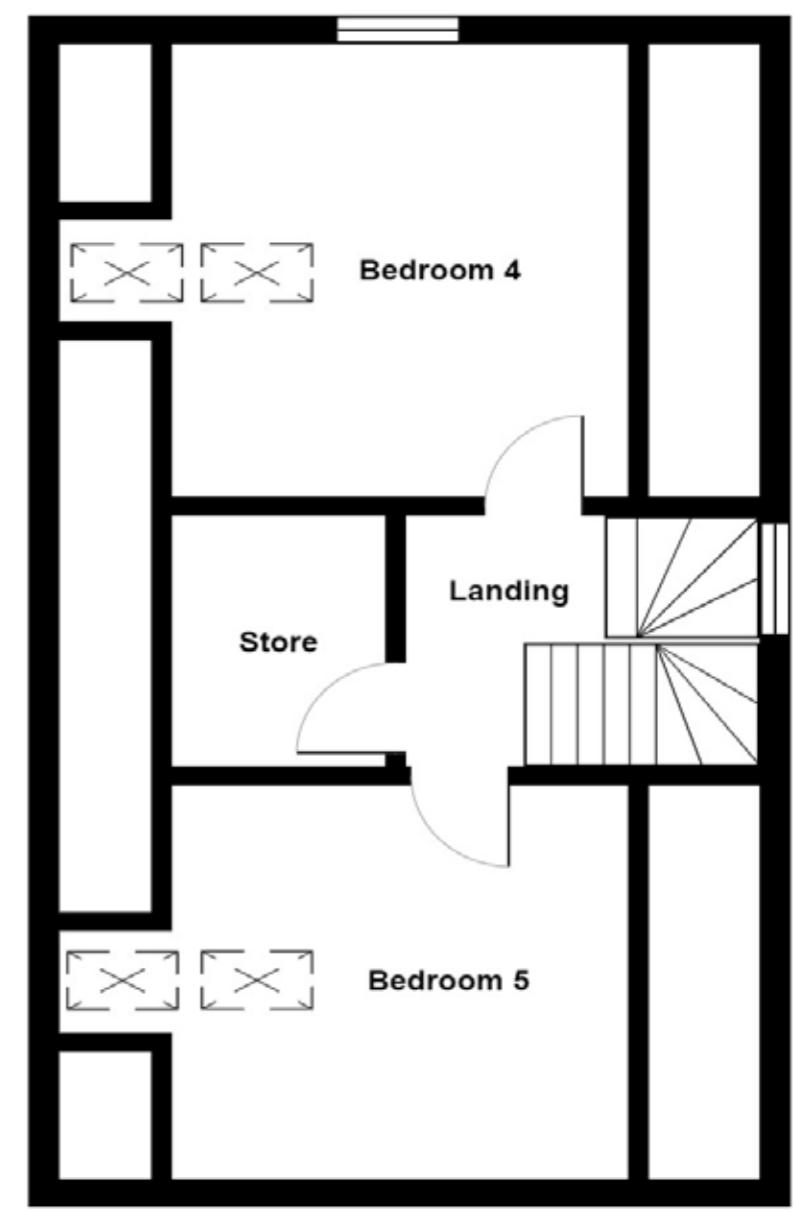
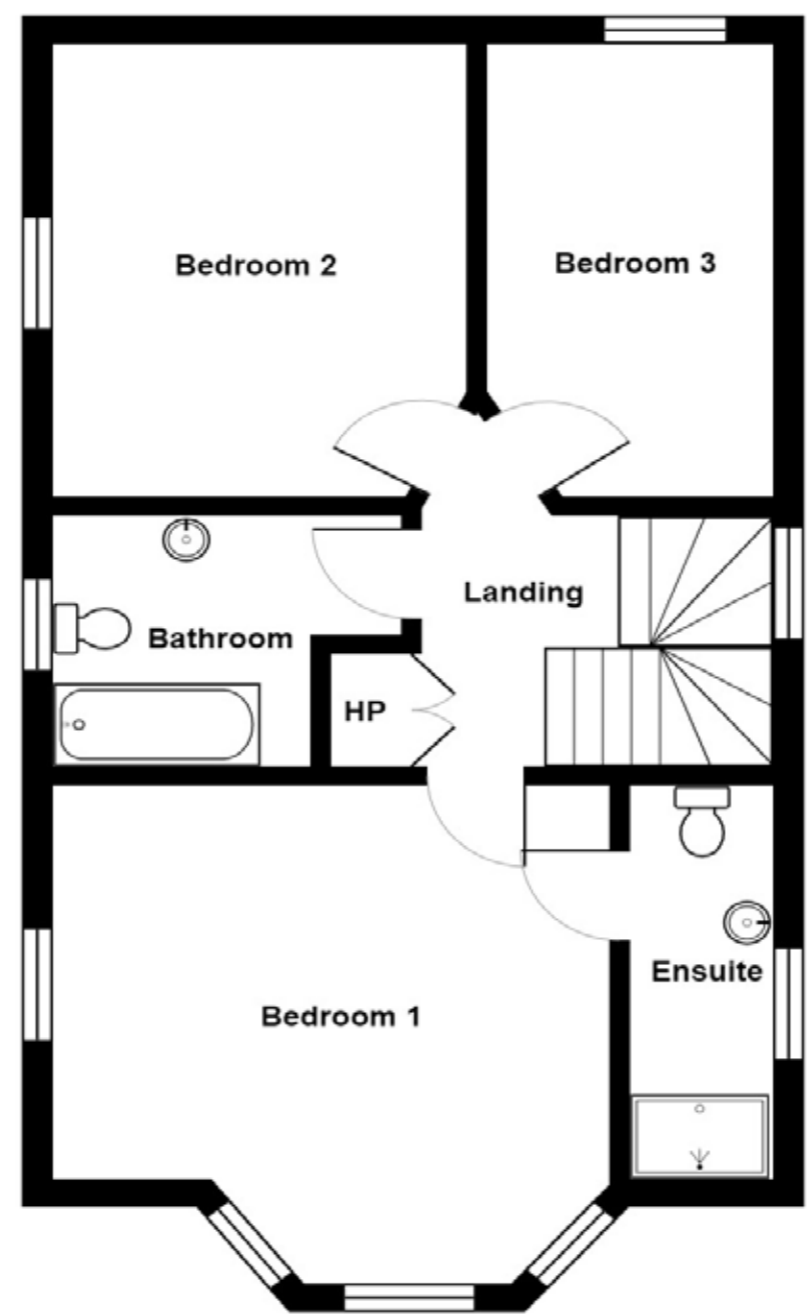
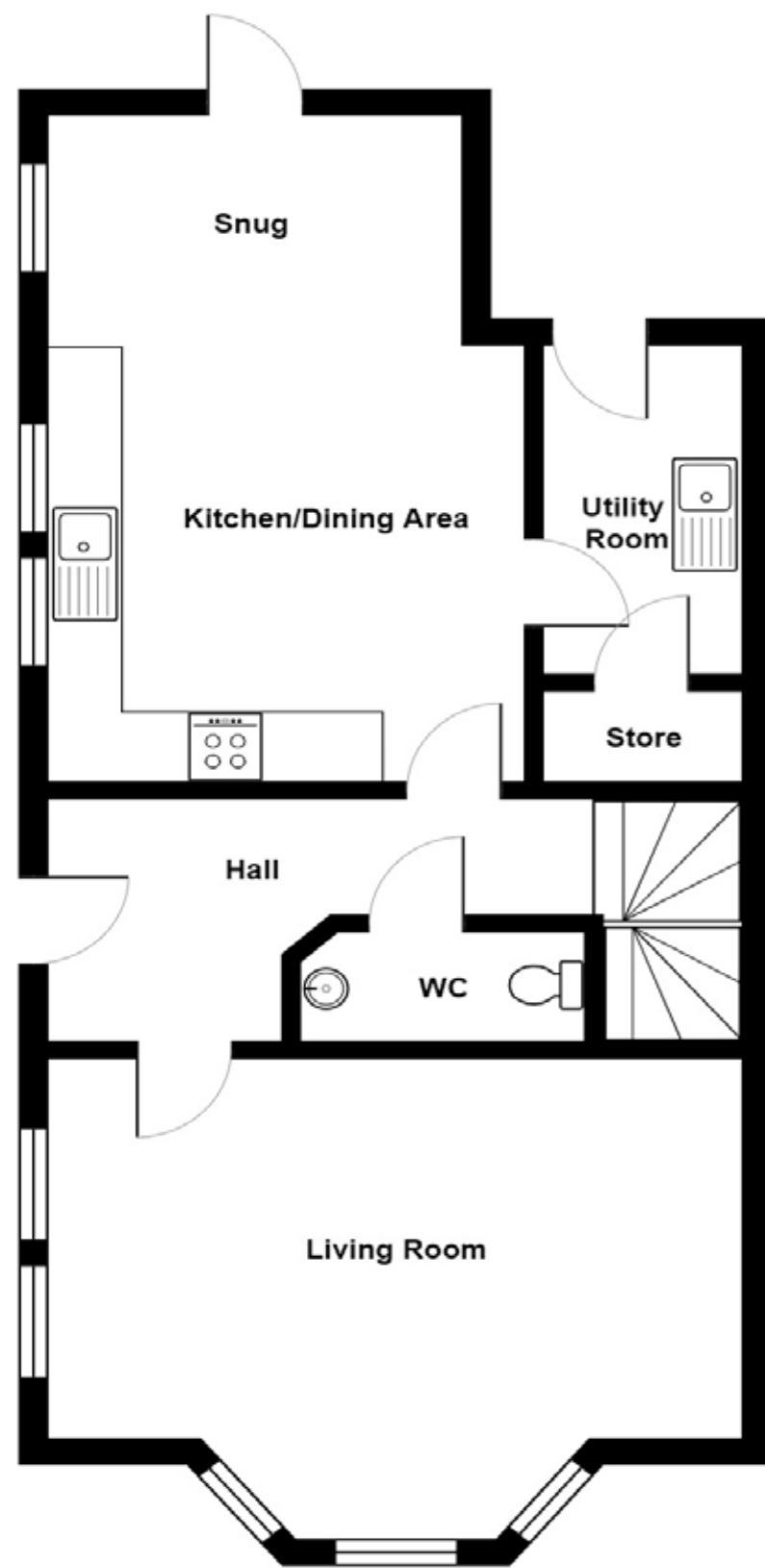
- Entrance Hall, Separate WC, Stairs to First Floor
- Living Room: 5.56 x 3.32m (18'3" x 10'11") – not inc bay
- Kitchen/Dining: 3.89 x 3.83m (12'9" x 12'7")
- Snug: 3.43 x 2.02m (11'3" x 6'8")
- Utility Room: 2.96 x 1.65m (9'9" x 5'5")
- Store: 1.65 x 0.94m (5'5" x 3'1")

### FIRST FLOOR

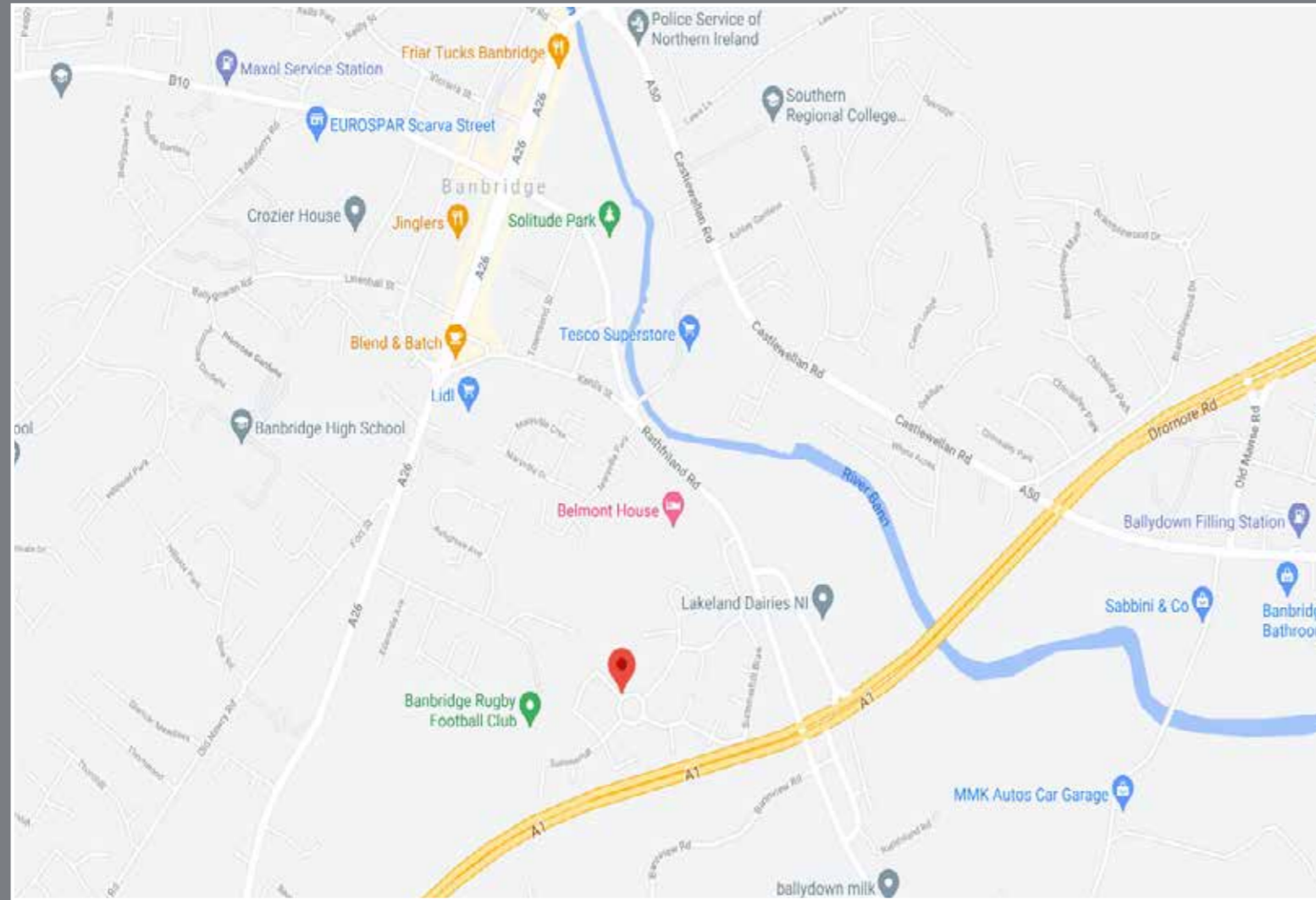
- Landing, Hot Press, Stairs to Second Floor
- Bedroom 1: 4.47 x 3.32m (14'8" x 10'11") – not inc bay
- Ensuite: 3.32 x 1.0m (10'11" x 3'3")
- Bedroom 2: 3.90 x 3.01m (12'10" 9'10")
- Bedroom 3: 3.90 x 2.47m (12'10" x 8'1")
- Bathroom: 2.27 x 2.11m (7'5" x 6'11") - (at widest points)

### SECOND FLOOR

- Landing, Storage Cupboard
- Bedroom 4: 3.90 x 3.57m (12'10" x 11'9")
- Bedroom 5: 3.57 x 3.32m (11'9" x 10'11")



# 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: TOD/CF/H/21



**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 028 9066 8888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 028 9042 8989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 028 9059 5555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 028 9180 0700  
E newtownards@simonbrien.com