simonBRIEN
RESIDENTIAL

17 Grangee Road, Newtownards, BT22 2JB

Offers Around £370,000

Telephone 02891 800700
www.simonbrien.com

KEY FEATURES

- An impressive red brick detached bungalow
- Nicely positioned along a quiet country road
- Set amongst the rolling countryside of the Newtownards Peninsula
- Large entrance hall with Amtico flooring
- Lounge with bay window and multi fuel stove
- Family room with multi fuel stove
- Formal dining room
- Deluxe fitted Oak kitchen/ breakfast room
- Separate utility store
- Three double bedrooms
- Master with ensuite and dressing room (which could be easily turned into bed 4)
- Family bathroom comprising White suite
- Detached matching garage
- Large gardens to front, side, and rear laid out in manicured lawns, patio, and summerhouse
- Oil fired central heating system
- uPVC double glazed windows, side and rear doors
- Sage Green composite front door
- Alarm system
- New wastewater treatment plant/ septic tank installed June '21
- uPVC fascia and bargeboards

SUMMARY

Simon Brien Residential are delighted to bring to the open market this attractive red brick detached bungalow. This impressive home is located along a quiet country road, set on a great sized site laid out in large manicured lawns, and is positioned within a picturesque farmland landscape.

Holding a fantastic arrangement of accommodation, ideal for a growing family and comprising of: large entrance hall, lounge with large bay window and multi fuel stove, family room another multi-fuel stove, formal dining room, large kitchen / breakfast room with Oak units, utility, three double bedrooms - master with ensuite and dressing room and a large family bathroom. Externally there is a detached garage which is approached via an extensive tarmac driveway providing ample off road parking for all the family. The gardens are laid out to the front, side and rear and offer large lawn area's and are accompanied with a patio, summerhouse and fencing.

Commuting to Bangor is very palatable and takes 13 minutes, Newtownards and Donaghadee can both be reached in just 10 mins, and with that there are excellent schooling options available from this superb country home. To arrange a viewing appointment, please contact our Newtownards office on 02891 800700.

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THE PROPERTY COMPRISES:

GROUND FLOOR

Sage green composite front door with outside light.

ENTRANCE HALL:

Amtico flooring, telephone point, two cloaks storage cupboards, wall light points, glazed double doors to Lounge.

LOUNGE:
19' 5" x 13' 4" (5.92m x 4.06m)

Feature fireplace with multi fuel stove (7kw), tiled hearth, polished oak floor, large bay window, uPVC double glazed French doors to garden.

FAMILY ROOM:
19' 1" x 12' 6" (5.82m x 3.81m)

Feature fireplace, multi fuel stove (7 kw), tiled hearth, polished oak mantle, polished oak floor, wall light points, uPVC double glazed French doors to garden.

FORMAL DINING ROOM:
12' 4" x 11' 8" (3.76m x 3.56m)

Polished laminate floor, wall light points.

DELUXE KITCHEN/BREAKFAST ROOM:

18′ 11″ x 12′ 4″ (5.77m x 3.76m)

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level oak units, Formica roll edge work surfaces, stainless steel free standing 'Baumatic' range cooker, extractor hood, integrated dishwasher, larder cupboard, glazed display units, basket storage, wall tiling, ceramic tiled floor, concealed lighting, breakfast bar, uPVC double glazed door to rear.

UTILITY ROOM:

6′ 0″ x 4′ 7″ (1.83m x 1.4m)

Vanity sink unit with mixer taps, plumbed for washing machine, extractor fan, Amtico flooring, plumbed for WC.

HOTPRESS:

Walk in hotpress with Megaflo hot water cylinder. Access to partially floored roof space with electric light.

MASTER BEDROOM:
19′ 5″ x 12′ 0″ (5.92m x 3.66m)

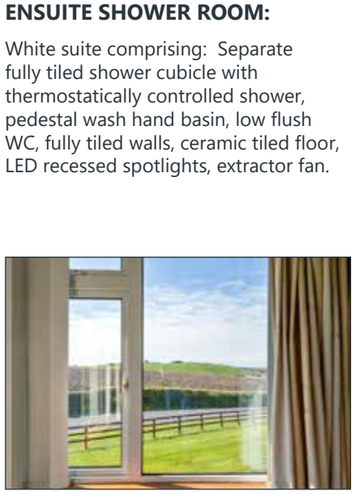
Open to:

DRESSING ROOM:
8′ 9″ x 7′ 8″ (2.67m x 2.34m)

(Could easily be put back to 4th Bedroom).

ENSUITE SHOWER ROOM:

White suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, LED recessed spotlights, extractor fan.



BEDROOM (2):
12′ 5″ x 12′ 4″ (3.78m x 3.76m)

TV point, feature corner window with countryside views.

BEDROOM (3):
12′ 4″ x 11′ 4″ (3.76m x 3.45m)

TV point, countryside views.

DELUXE BATHROOM:

White suite comprising: Panelled corner bath with mixer taps, pedestal wash hand basin, low flush WC, wall tiling, ceramic tiled floor, extractor fan.

OUTSIDE

DETACHED GARAGE:
19′ 3″ x 18′ 8″ (5.87m x 5.69m)

White roller door, light and power, oil fired boiler (pressurised) uPVC double glazed side window, uPVC pedestrian door. Approached by large tarmac driveway.

Gardens to front, side, and rear laid out in large manicured lawns, paved patio, tarmac patio, summer house, fencing, outside lights, outside water tap.

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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/D/22/SO

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