

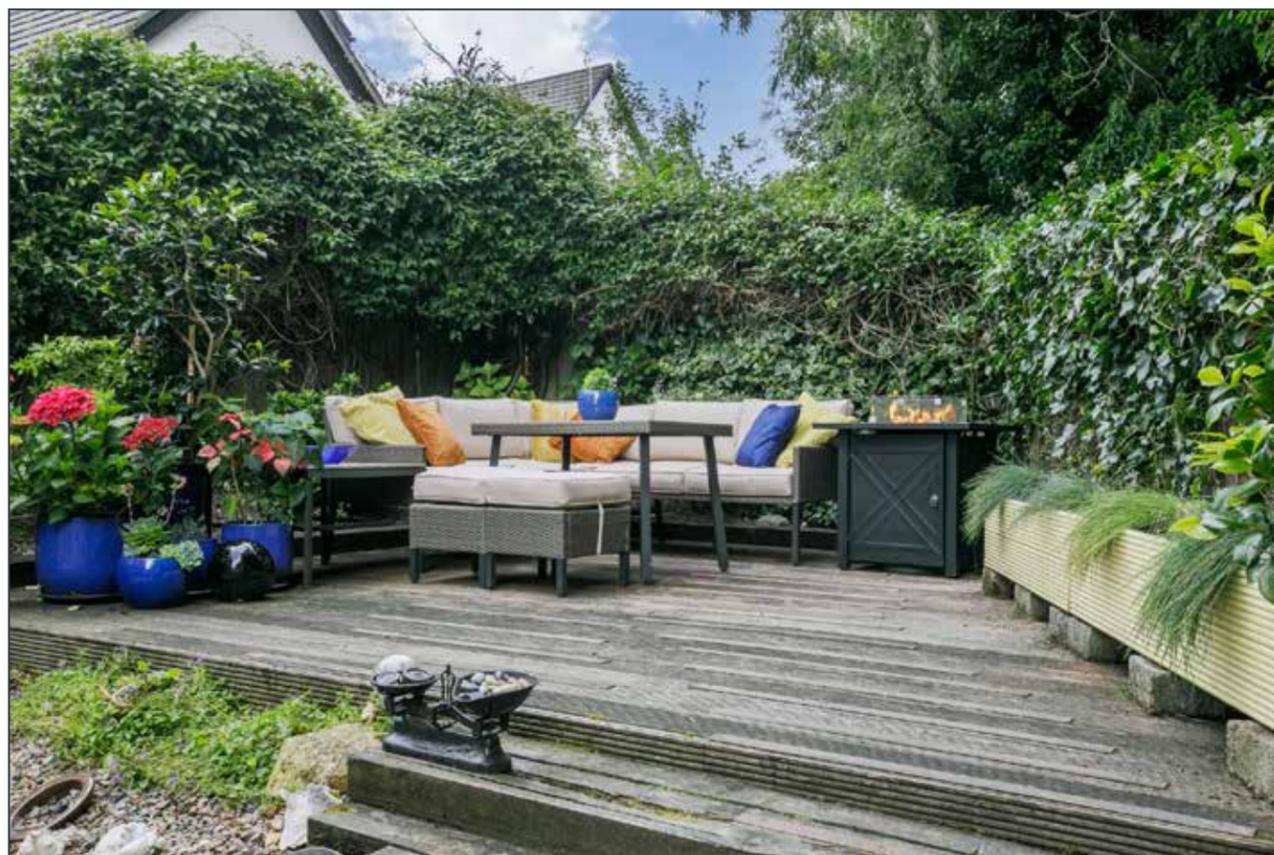
simonBRIEN
RESIDENTIAL

31 Lakeview Manor,
Belfast Road, Newtownards, BT23 4US



Offers Around £275,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

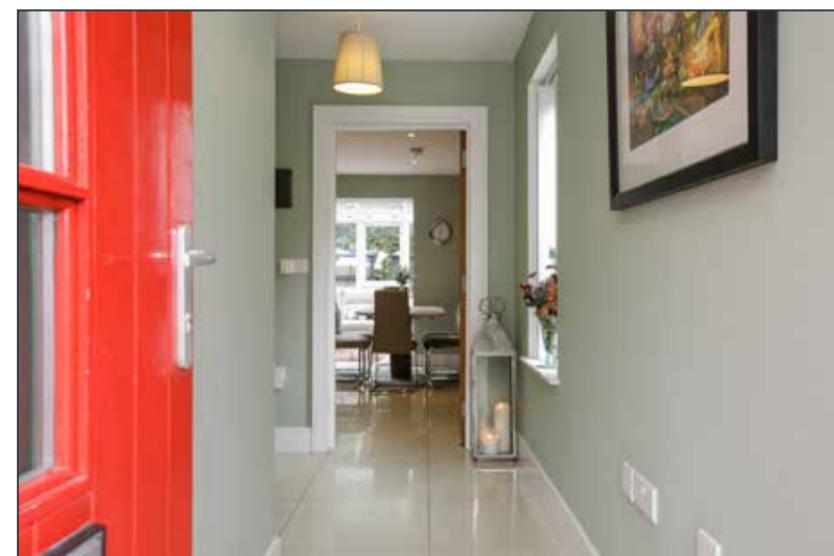
- A superb red brick semi-detached 3 storey villa
- Located within the popular Lakeview Manor development
- Modern and well-presented throughout
- Lounge with stone fireplace and large bay window
- All-important downstairs cloakroom in modern White suite
- Luxury fitted kitchen in Cream & Walnut effect high gloss units and integrated appliances
- Separate utility room on first floor
- Living room on first floor with large bay window
- Three great sized bedrooms, master bedroom with modern White suite
- Beautiful gardens to side and rear laid in deck and patio area's and well stocked flowerbeds
- Gas fired central heating system, underfloor heating to ground and first floors
- UPVC double glazed windows and rear patio doors filled with Argon gas
- 'Nuair' ventilation system
- Alarm system
- Easy accessibility to Regent House Grammar, local Primary schools and leading East Belfast schools

SUMMARY

A modern, deceptively spacious 3 storey semi- detached family home, situated within the award winning Lakeview Manor development, and positioned just off the highly regarded Belfast Road. Lakeview Manor has proven to be one of the most consistently popular residential areas within close proximity to the centre of Newtownards. The town offers a range of high street brands, a thriving coffee house culture and collection of independently owned retailers, and usually attracts buyers who are looking to set up home in an established, convenient location. This beautiful home combines an aesthetically pleasing façade with a spacious, well laid out accommodation and lots natural light.

The accommodation briefly comprises of entrance hall, modern downstairs cloakroom, lounge with stone fireplace and feature bay window. There is a large trendy kitchen/ dining room to the rear of the property, the kitchen is made up with Cream & Walnut effect high gloss units with integrated appliances which is open to a upvc double glazed conservatory. The first floor holds a large family room with feature bay window, bedroom 1 with luxury ensuite and very handy utility room. Further to the second floor, bedrooms 2 and 3 are neatly serviced by a luxury family bathroom.

Externally the property has been well maintained and benefits from landscaped gardens to the side and rear and rear with raised timber decking area, paved patio and well stocked flowerbeds. There is a fantastic extended driveway laid in Tobermore pavers to the front and side of the property. Interest levels are expected to be high on this property, so please do arrange your internal viewing appraisal at your earliest convenience by contacting our Newtownards on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, painted solid wood and double glazed front door to Entrance Hall.

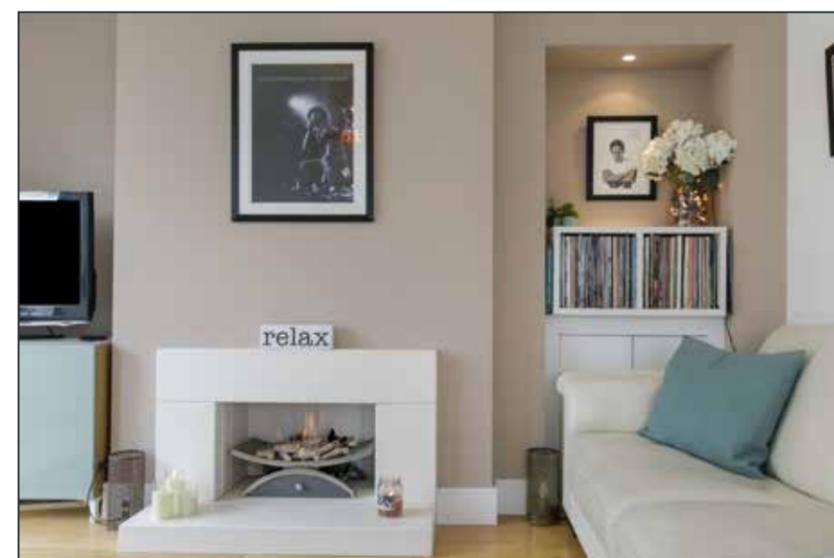
ENTRANCE HALL:

Porcelain tiled floor, telephone point.



CLOAKROOM:

Modern white suite comprising: Floating wash hand basin with mixer tap, push button WC, wall tiling, ceramic tiled floor, recessed spotlighting, extractor fan.



LOUNGE:

17' 5" x 11' 10" (5.31m x 3.61m)

Attractive limestone fireplace surround, gas fire, engineered oak floor, television and telephone points, recessed spotlighting, feature bay window.



LUXURY FITTED KITCHEN/DINING:

16' 3" x 10' 5" (4.95m x 3.18m)

Franke 1.5 tub single drainer stainless steel sink unit with mixer tap, excellent range of high and low level cream and walnut effect high gloss units, granite work surfaces, 5 ring Neff gas hob unit, built in Neff oven, built in Neff microwave oven and warming drawer, stainless steel splashback and extractor hood, plumbed for American style fridge freezer, pull out larder, integrated dishwasher, concealed lighting, porcelain tiled floor, LED recessed spotlighting, open to Conservatory.



UPVC DOUBLE GLAZED CONSERVATORY:

15' 0" x 9' 6" (4.57m x 2.9m)

Porcelain tiled floor, wall light points, uPVC double glazed sliding doors to rear garden.



FAMILY ROOM:

16' 3" x 15' 0" (4.95m x 4.57m)

Feature bay window, engineered oak floor, wired for wall mounted TV, recessed spotlighting, television and telephone points.



FIRST FLOOR

LANDING:

Linen cupboard.

UTILITY ROOM:

5' 10" x 5' 9" (1.78m x 1.75m)

Range of high and low level units, Formica roll edge work surfaces, plumbed for washing machine, space for tumble dryer, Porcelain tiled floor, Worcester Bosch gas boiler.



BEDROOM (1):
14' 2" x 10' 5" (4.32m x 3.18m)

Polished laminate floor, recessed spotlighting, television and telephone points.

LUXURY ENSUITE:

Modern white suite comprising: Large walk in shower cubicle, thermostatically controlled shower unit, rain head and telephone hand shower, glass panel, vanity sink unit with mixer tap, push button WC (concealed cistern) PVC clad walls, polished laminate floor, grey towel radiator, LED recessed spotlighting, extractor fan.



SECOND FLOOR

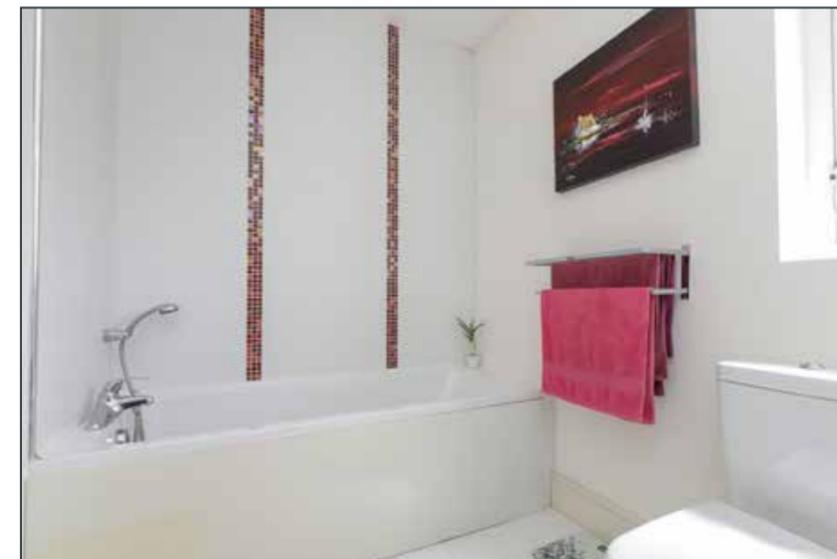
LANDING:

Store. Access to roofspace.

BEDROOM (2):
16' 4" x 11' 2" (4.98m x 3.4m)

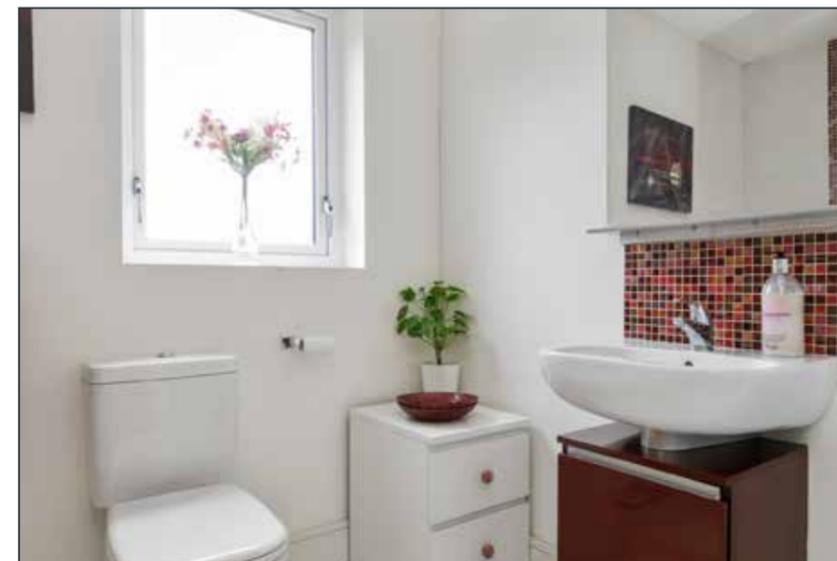
Polished laminate floor, views to Scrabo Tower.

BEDROOM (3):
16' 4" x 10' 7" (4.98m x 3.23m)



LUXURY BATHROOM:

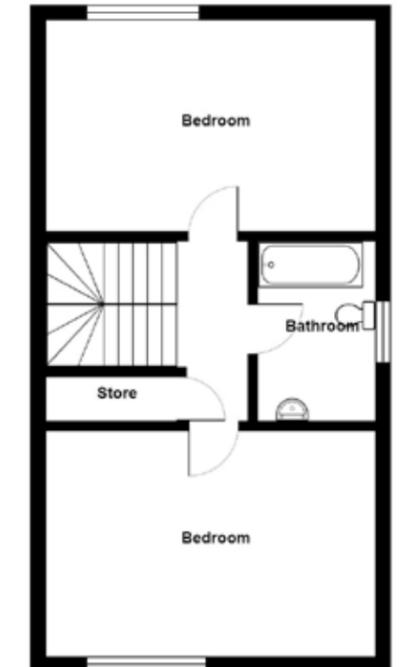
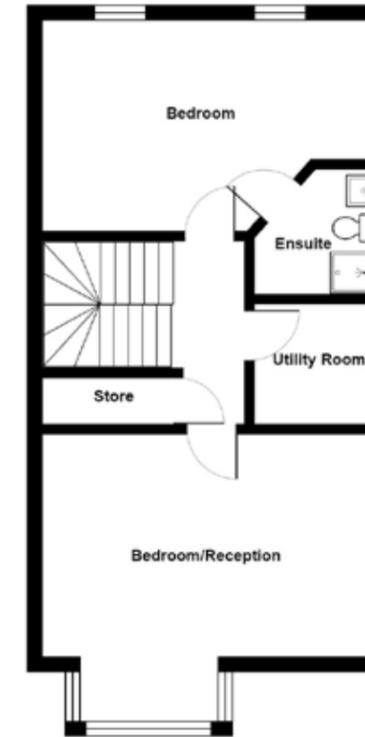
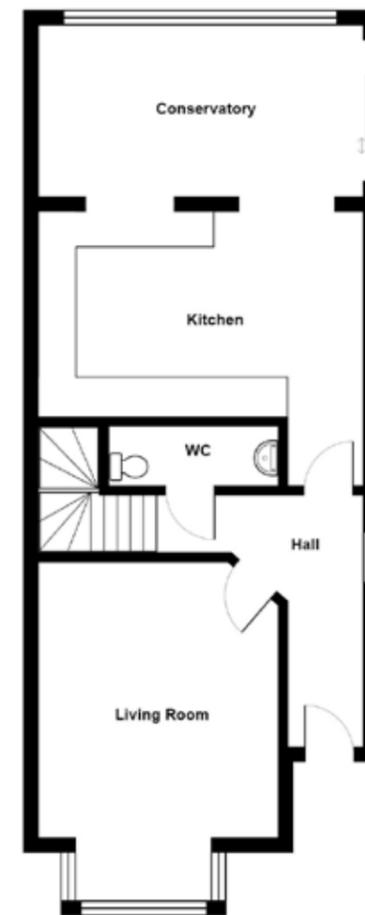
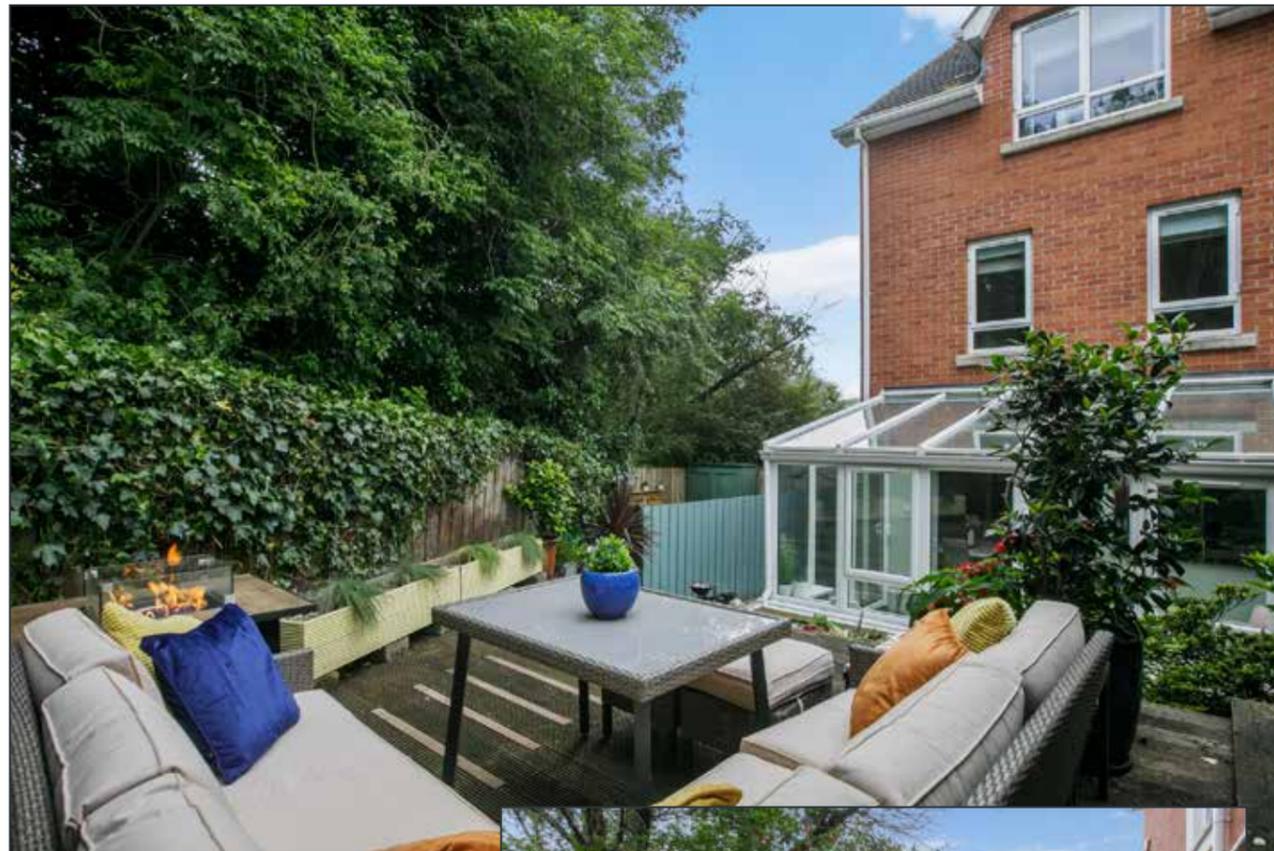
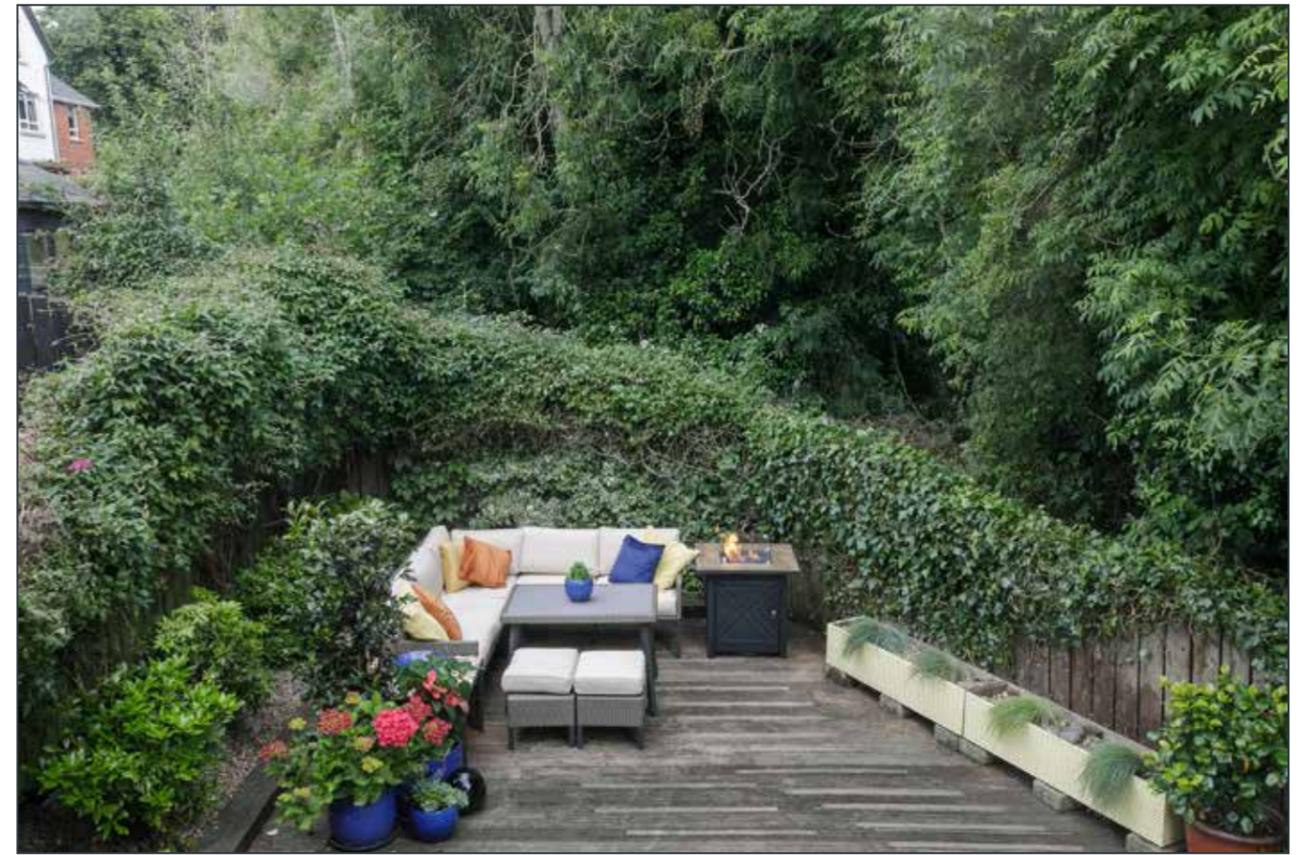
Modern white suite comprising: panelled bath with mixer taps and telephone hand shower over, vanity sink unit with mixer tap, push button WC, chrome towel radiator, wall tiling, ceramic tiled floor.



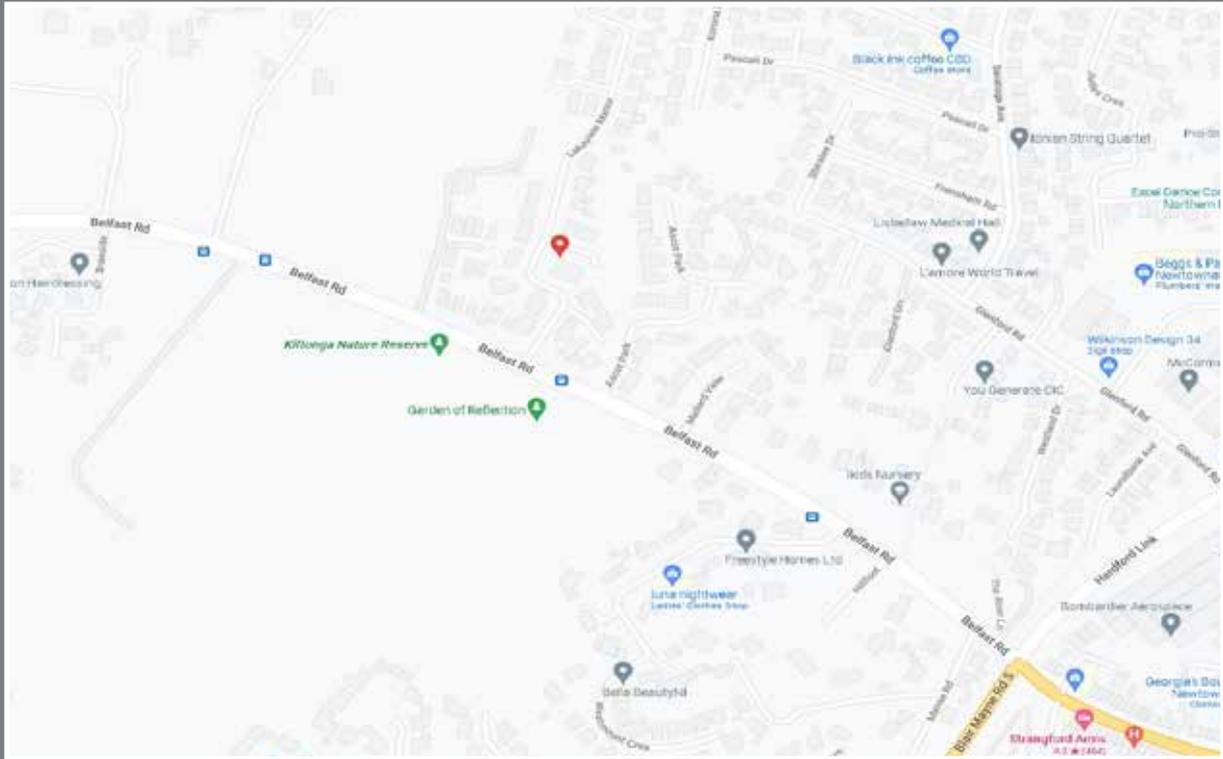


OUTSIDE

Large driveway to front and side in Tobermore brick pavers. Landscaped gardens to side and rear laid out in raised timber deck area, paved patio, well stocked flowerbeds in shrubs and planting schemes, fencing, outside light, outside water tap. Access to side for pedestrians etc.



Location



Located within the popular Lakeview development, Opposite Kiltonga Nature Reserve, 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.



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/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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