

simon**BRIEN**  
RESIDENTIAL

26 Lansdowne Drive,  
Newtownards, BT23 4GL



Offers Around £225,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A good sized detached chalet bungalow
- Located in the edge of the busy shopping town of Newtownards
- Entrance hall with Oak floor
- Lounge with Gas fire
- Deluxe fitted kitchen
- Separate utility room
- Dining room
- Four bedrooms, bed 1 with ensuite bathroom, bed 2 with ensuite shower room
- Bathroom comprising traditional style white suite on ground floor
- Integral garage, approached via gravel driveway
- Gardens to front, side and rear
- Oil fired central heating system, uPVC double glazed windows and doors
- Megaflo pressurised hot water system installed circa 2000
- Roofspace has been partially floored



#### SUMMARY

Offering For Sale this well presented detached family home, which is ideally set on a corner plot on the periphery of Newtownards. No. 26 Lansdown Drive is located on the cusp of the busy shopping town of Newtownards, which offers a plethora of independently owned shops, pubs, family friendly restaurants and primary/ secondary schooling options. Commuting to Belfast, Holywood and Comber are all easily accessible from this deceptively spacious home.

The subject property is deceptive in its proportions and is neatly placed on a corner plot with gardens to front, side and rear. There is an integrated garage approached via a gravel driveway to the front providing superb off road parking.

To arrange your own private viewing appraisal please contact our Newtownards branch on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Modern grey double glazed front door.

##### ENTRANCE HALL:

Polished oak floor, telephone point, cloaks cupboard under stairs.

##### OFFICE/BEDROOM 4/FAMILY ROOM:

**10' 1" x 9' 6" (3.07m x 2.9m)**

Picture rail.

##### LOUNGE:

**16' 3" x 11' 8" (4.95m x 3.56m)**

Feature carved pine surround, cast iron inset, picture tile detail, gas fire, slate hearth, polished oak floor, corniced ceiling, telephone point, ceiling rose.



**DELUXE FITTED KITCHEN/BREAKFAST ROOM:  
13' 2" x 9' 10" (4.01m x 3m)**

Blanco 1.5 tub single drainer sink unit with mixer taps, range of high and low level Cherrywood units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, extractor hood, integrated fridge and dishwasher, concealed lighting, wall tiling, ceramic tiled floor, breakfast bar, recessed spotlighting, glazed double doors to Dining Room.



**DINING ROOM:  
9' 9" x 8' 2" (2.97m x 2.49m)**

Polished laminate floor.

**UTILITY ROOM:  
10' 9" x 9' 5" (3.28m x 2.87m)**

Single drainer stainless steel sink unit with mixer tap, range of high and low level Cherrywood units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, wall tiling, ceramic tiled floor, uPVC double glazed door to rear.



**BEDROOM (3):  
13' 3" x 10' 1" (4.04m x 3.07m)**



**BATHROOM:**

Traditional style white suite comprising: Panelled bath, separate fully tiled shower cubicle, thermostatically controlled shower, pedestal wash hand basin, low flush WC, wall tiling, extractor fan.



**FIRST FLOOR**

**BEDROOM (1):  
18' 1" x 11' 9" (5.51m x 3.58m)**

Countryside views.



**ENSUITE BATHROOM:**

Traditional style white suite comprising: Panelled corner bath, separate fully tiled shower cubicle, thermostatically controlled shower, pedestal wash hand basin, low flush WC, wall tiling, extractor fan.



**BEDROOM (2):**  
**13' 2" x 10' 1" (4.01m x 3.07m)**

Built in robe.



**DELUXE ENSUITE SHOWER ROOM:**

White suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin, push button WC, recessed spotlighting, Velux window, extractor fan.



**OUTSIDE**

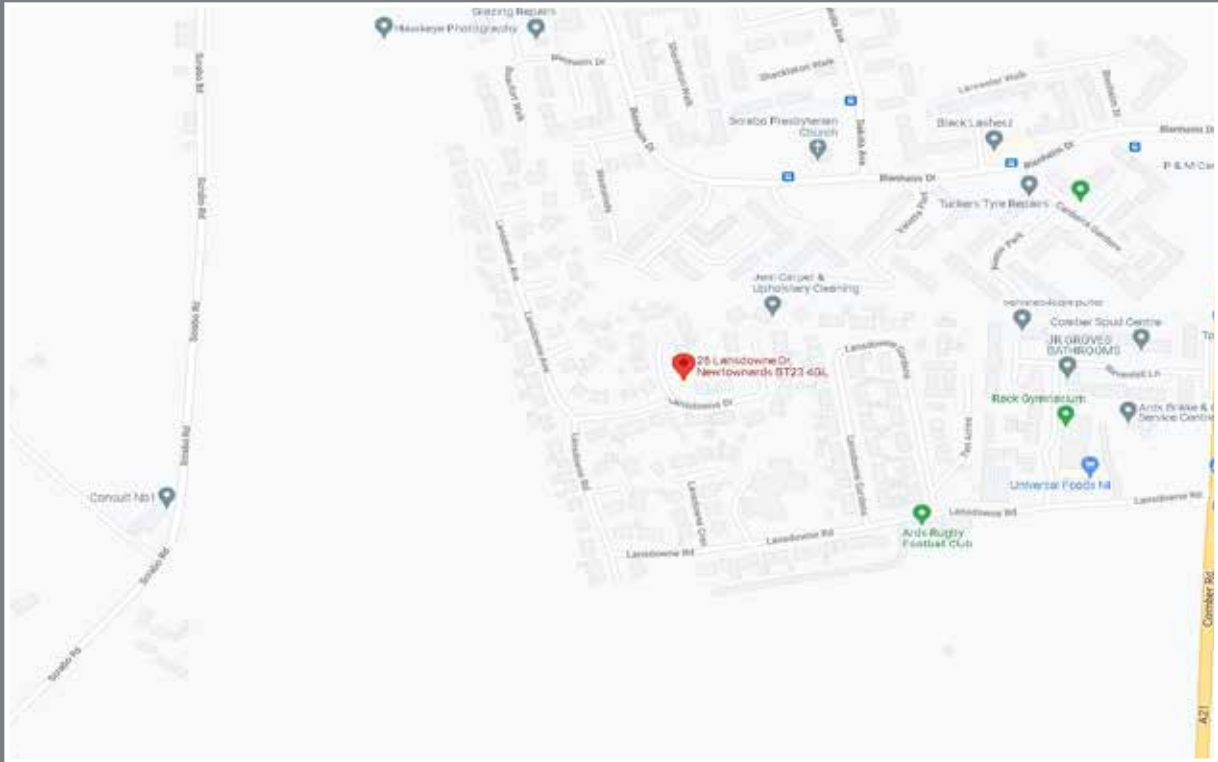
**INTEGRAL GARAGE:**  
**20' 1" x 10' 9" (6.12m x 3.28m)**

Up and over door, light and power, oil fired boiler (pressurised system), uPVC double glazed side window. Approached via gravel driveway.

Gardens to front, side and rear laid out in lawn, well stocked flowerbeds, in shrubs, bushes, plants and trees, feature timber deck, Tobermore brick patio, fencing, outside light, outside water tap, oil storage tank.



# 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: RO/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	68   D
39-54	E		
21-38	F		
1-20	G		

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