

simon**BRIEN**
RESIDENTIAL

23 Larksborough Avenue,
Newtownards, BT23 8SU



Offers Around £165,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well-presented semi-detached villa
- Entrance hall with polished laminate floor
- All important downstairs cloakroom comprising modern White suite
- Lounge with open fire and attractive Beech surround
- Deluxe fitted kitchen with light Grey Shaker style units, and range of integrated appliances
- Three good sized bedrooms
- Bedroom one with recently refurbished ensuite
- Recently replaced bathroom comprising modern White suite
- Enlarged tarmac driveway providing off road parking for up to 3 vehicles
- Landscaped rear garden in patio, painted timber decking, steps up to artificial grass area with horizontal fencing
- Gas fired central heating system
- uPVC double glazed windows and French doors to rear
- Traffic Purple composite front door

SUMMARY

A deceptively spacious semi-detached villa which is located on the cusp of the busy shopping town of Newtownards. This beautiful family home has been modernised in recent years to a high specification, and offers up to date decoration and a recently landscaped rear garden, which will better suit today's family unit.

Externally the property sits on a manageable site and offers an enlarged tarmac driveway to the front and side of the property providing off road parking for up to 3 vehicles. The rear garden is private, and stunning with a large paved patio area, painted timber deck and steps to an area with artificial grass creating lots of space for all the family to enjoy. Being located just off the Bowtown Road, the area is highly regarded for its quality housing, convenience to Newtownards and schooling options, yet offering accessibility to commuter routes to Bangor and Belfast.

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



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, Traffic Purple composite front door to:



ENTRANCE HALL:

Polished laminate floor, custom made integral storage under stairs, telephone point.



CLOAKROOM:

Modern white suite comprising: Pedestal wash hand basin with mixer taps, push button WC, ceramic tiled floor, extractor fan.

LOUNGE:

14' 7" x 11' 5" (4.44m x 3.48m)

Attractive beech fireplace surround, cast iron inset, open fire, tiled hearth, polished laminate floor, television and telephone points.



DELUXE KITCHEN/DINING:

18' 2" x 12' 4" (5.54m x 3.76m) At widest points.

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level light grey shaker style units, wood effect Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, stainless steel extractor hood, integrated fridge freezer, plumbed for dishwasher, plumbed for washing machine, display cabinet, wine rack, wall tiling, ceramic tiled floor to kitchen area, polished laminate floor to dining area, uPVC double glazed French doors to enclosed garden.



FIRST FLOOR

LANDING:

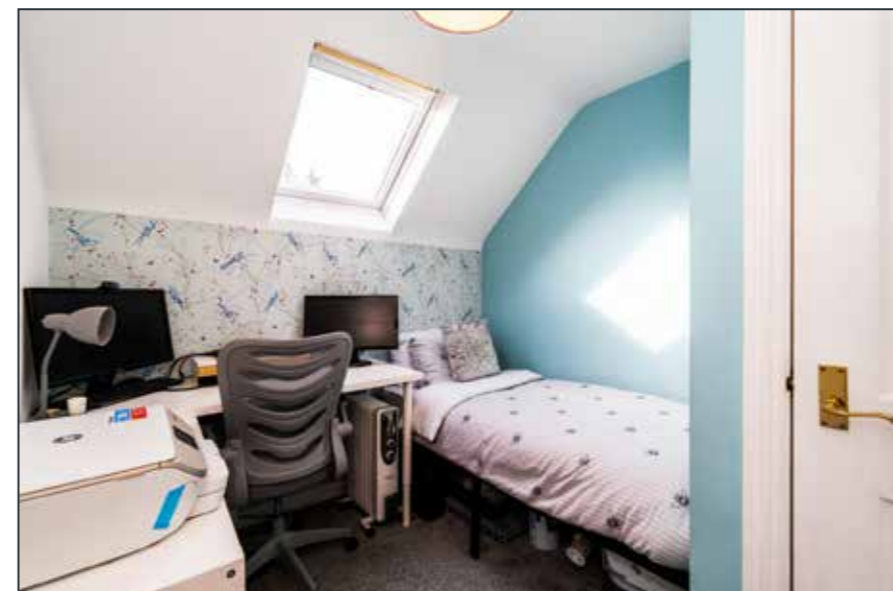
Linen cupboard, Worcester gas boiler, access to partially floored roofspace via recently installed integral timber ladder.





BEDROOM (1):
12' 8" x 9' 11" (3.86m x 3.02m) At widest points.

View to the Mourne Mountains in the distance, telephone point.



BEDROOM (3):
9' 3" x 7' 9" (2.82m x 2.36m)

Built in robe, Keylite window, views to Mourne Mountains.



DELUXE ENSUITE SHOWER ROOM:

Modern white suite comprising: Separate shower cubicle, thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, PVC panel walls, extractor fan.



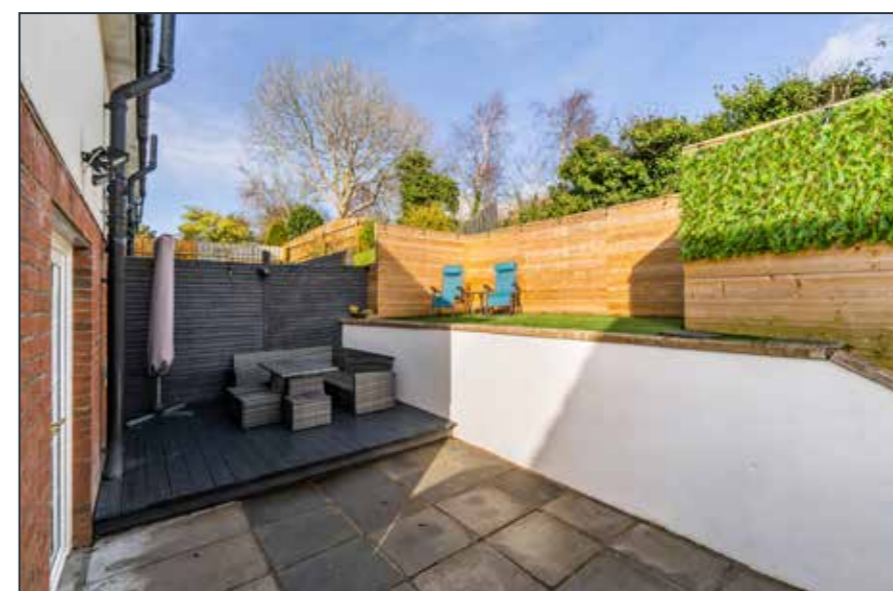
DELUXE BATHROOM:

Modern white suite comprising: Panelled shower bath with chrome mixer taps, thermostatically controlled shower over bath, rain head and telephone hand shower, glass shower screen, vanity sink unit with mixer taps, push button WC, PVC panelled walls, black towel radiator, LED recessed spotlighting, extractor fan, Keylite window.



BEDROOM (2):
11' 5" x 11' 2" (3.48m x 3.4m)

Countryside views.

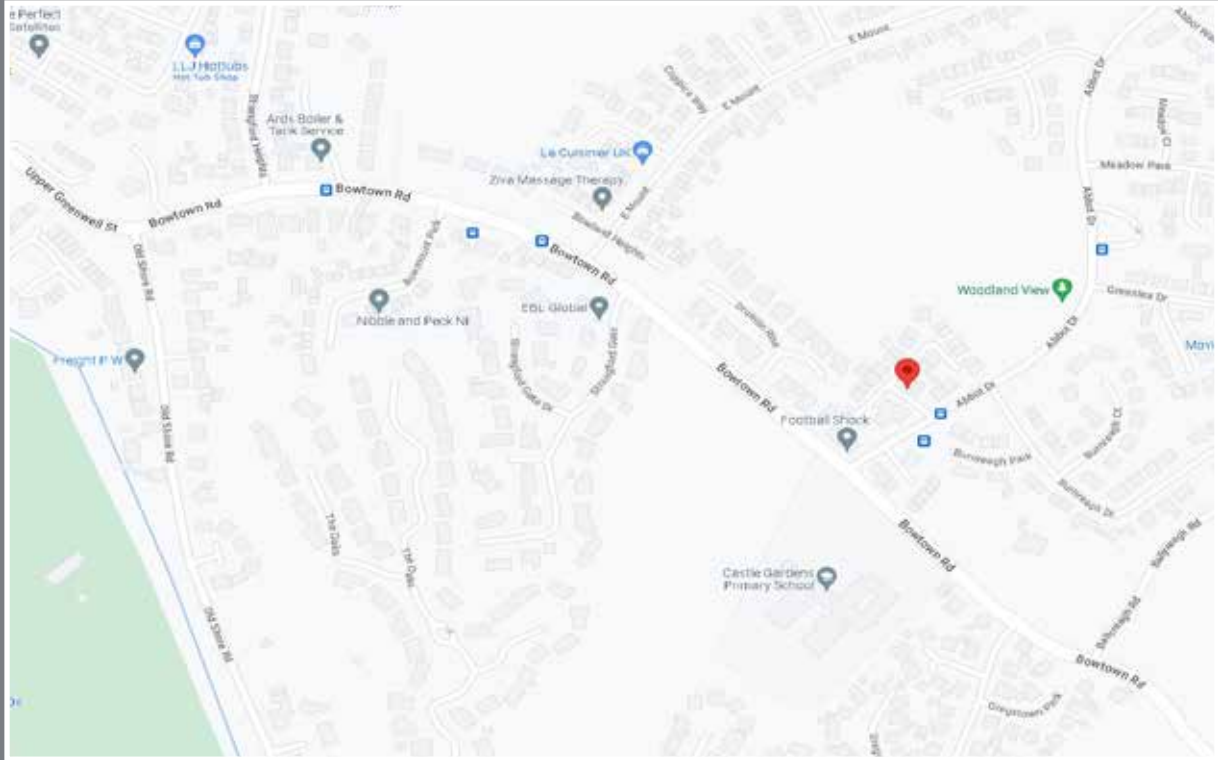


OUTSIDE

Shrubs to front. Garden to rear in enclosed private garden laid out in paved patio area, painted timber decking, steps up to artificial grass area with modern horizontal fencing, outside light, outside water tap, access to side for bins etc. Tarmac driveway to front and side for up to 3 cars.



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/B/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2027-3008-2203-6229-3204

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