

simon**BRIEN**
RESIDENTIAL

1 Hillfoot,
Belfast Road, Newtownards, BT23 4BS



Offers Around £385,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A superb, well-proportioned detached bungalow
- Positioned within a small cul de sac of only four properties
- Belfast Road location and within easy walking distance to a host of amenities
- Entrance porch leading to entrance hall
- Lounge with attractive fireplace, gas fire, feature corner window
- Large formal dining room
- Deluxe kitchen in Beech units and integrated appliances
- Separate matching utility room
- Four great sized bedrooms, master with modern ensuite facility
- Bedroom four currently being used as a snug, could also be a study or playroom
- Deluxe bathroom comprising modern suite
- Attached double garage with electronic up and over door
- Fantastic tarmac driveway with plenty of off road parking for family and guests
- Large corner plot in manicured lawns, shrub beds, mature trees, patio and fencing
- Oil fired central heating system, Worcester boiler
- uPVC double glazed windows and rear door
- Belfast, Bangor, Holywood and a vast range of leading schools are all within easy reach
- Alarm system

SUMMARY

Simon Brien Residential take great pleasure in presenting For Sale No.1 Hillfoot to the open market. Ideally placed within a small cul-de-sac of only four properties, positioned at the beginning of the popular Belfast Road, where the properties rarely become available to purchase. The address benefits from a "Belfast side of town" location, extreme convenience to the town, shopping centre, Kiltonga Nature Reserve and sporting facilities, Belfast, Stormont Buildings, City Airport, Ulster Hospital, Holywood, and Bangor. Further, the property is within easy striking distance to leading schools in the East/ South Belfast catchment area. Locally, The Model and Londonderry Primary Schools and Regent House Preparatory / Grammar School are only a few minutes' drive away.

This large detached bungalow offers well-proportioned accommodation comprising of: open entrance porch, entrance hall, lounge attractive fireplace surround, gas fire and feature corner window, large formal dining room, deluxe fitted kitchen with Beech shaker style units and integrated appliances, separate matching utility room. Proceeding to the bedrooms, the master bedroom is neatly accompanied with an ensuite facility in modern White suite, bedrooms two and three are serviced via a deluxe family bathroom in White suite. The fourth bedroom is currently being used as a snug but may also be useful as a study.

Externally the property rests on a fairly level plot with generous manicured lawns, well stocked shrub beds and borders, mature trees and hedging, and a patio area for alfresco entertaining. There is also an attached double garage which is approached via a spacious tarmac driveway and offers excellent off road parking for family and guests.

To arrange your private viewing appraisal please contact our Newtownards branch on 02891 800700, at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, glazed door to Entrance Hall.

ENTRANCE HALL:

Telephone point, cloaks cupboard, corniced ceiling, access to roofspace, hotpress with copper cylinder and immersion heater.



LOUNGE:

18' 5" x 15' 3" (5.61m x 4.65m)

Attractive carved timber fireplace surround with granite inset and hearth, gas fire, TV point, wall light points, corner window, corniced ceiling, glazed door to Dining Room.



FORMAL DINING ROOM:

15' 3" x 14' 1" (4.65m x 4.29m)

Corniced ceiling.



DELUXE FITTED KITCHEN WITH CASUAL DINING:

11' 9" x 11' 3" (3.58m x 3.43m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level beech shaker style units, Formica roll edge work surfaces, 4 ring ceramic hob unit, stainless steel extractor hood, double built in oven, integrated fridge and dishwasher, partly tiled walls, concealed lighting, ceramic tiled floor, LED recessed spotlighting.



UTILITY ROOM:

11' 2" x 7' 11" (3.4m x 2.41m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level Beech shaker style units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, wall tiling, ceramic tiled floor, solid oak door to side.



MASTER BEDROOM:
12' 10" x 10' 5" (3.91m x 3.18m)

Double built in robe.



DELUXE ENSUITE:

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, large towel radiator.



BEDROOM (2):
13' 4" x 10' 4" (4.06m x 3.15m)

Double built in robe.



BEDROOM (3):
12' 11" x 10' 5" (3.94m x 3.18m)

Double built in robe.



DELUXE BATHROOM:

Modern white suite comprising:
 Panelled bath with mixer taps,
 telephone hand shower over bath, large
 vanity unit, wash hand basin with mixer
 taps and cupboards and drawers, push
 button WC, bidet, large chrome towel
 radiator, fully tiled walls, ceramic tiled
 floor, LED recessed spotlighting.



BEDROOM (4)/SNUG:
11' 10" x 10' 5" (3.61m x 3.18m)

ROOFSpace:
25' 3" x 17' 7" (7.7m x 5.36m)

Accessed via Slingsby style integrated
 ladder. Floored, insulated, light and
 power.



ATTACHED DOUBLE GARAGE:
21' 6" x 19' 11" (6.55m x 6.07m)

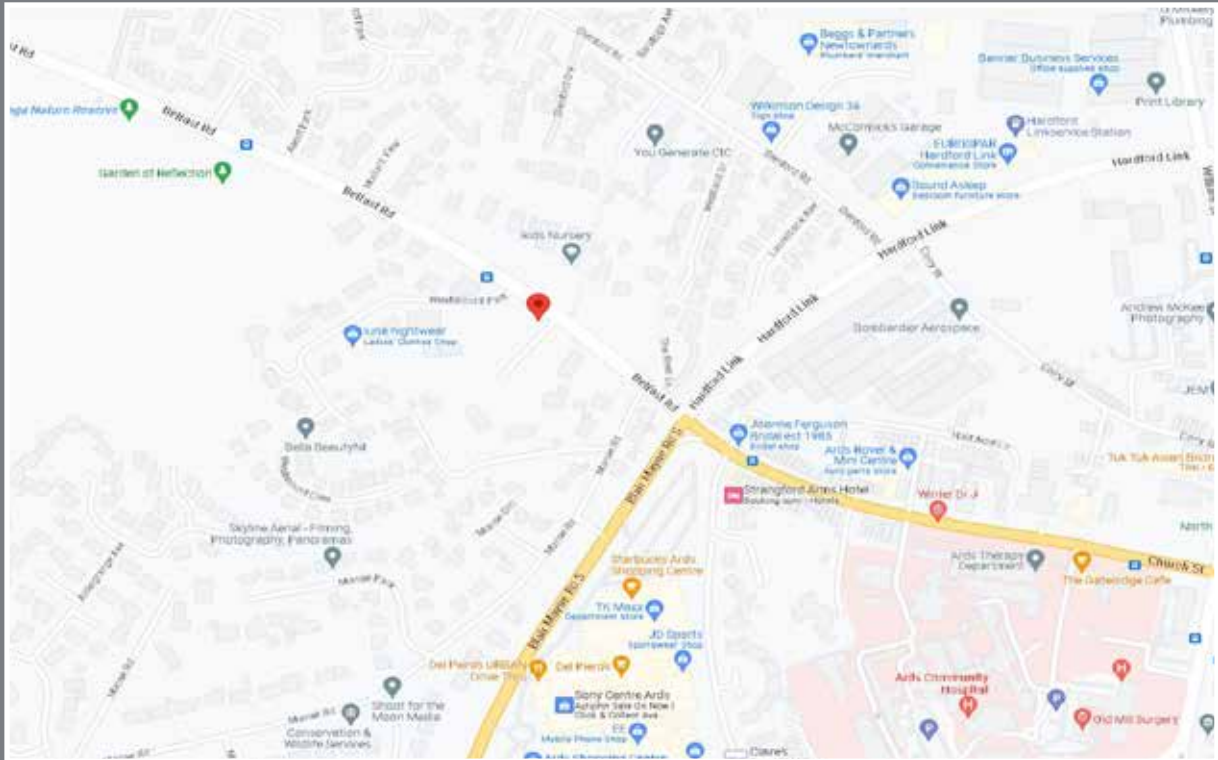
Henderson automatic up and over door, light and power, Worcester Bosch oil fired boiler, Steel oil tank, roofspace storage. Separate WC. Approached via large tarmac driveway.

Large well maintained lawns to front, side and rear, stocked shrub beds, mature trees, hedging, fencing, outside lights, outside water tap, large paved patio area and paths.



All measurements are approximate and for display purposes only

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/I/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

EPC REF: 2010-8721-8170-5502-0825

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