

simon**BRIEN**
RESIDENTIAL

'Dunelm',
26 Ballybarnes Road,
Newtownards, BT23 4UE



Offers Around £345,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A fantastic extended detached bungalow
- Ideally positioned at the foot of the Craigtlet Hills
- Set on a large, elevated, site offering far reaching views to Scrabo Tower, open countryside to rear
- Requiring some light modernisation
- Entrance hall
- Large lounge with carved mahogany fireplace, open fire and views to Scrabo Tofwer
- Deluxe fitted kitchen/ breakfast room with oak units
- Formal dining room
- Three bedrooms, bedroom one and two with far reaching views
- Deluxe shower room comprising modern white suite
- Attached garage approached via a extensive tarmac driveway with parking bay
- Well stocked front and rear gardens laid out in lawns, trees, shrub beds hedging and small summer house
- Double glazed in well maintained mahogany units to front, uPVC doubled glazed windows to rear
- uPVC double glazed front and rear doors
- Oil fired central heating system; Grant Vortex condensing boiler recently installed
- Alarm system

SUMMARY

A superb, extended detached bungalow enjoying a prime location at the foot of the Craigtlet Hills, on the periphery of Newtownards. No. 26 Ballybarnes Road rests on an elevated position and offers far reaching views towards Scrabo Tower. There are large gardens laid out in lawns, mature trees, hedging and fantastic parking with a large tarmac driveway. In need of some light modernisation, this spacious bungalow represents a great opportunity to purchase a "forever home" for those seeking a property to enjoy a semi-rural location, privacy, and convenience in one of Newtownards' most sought after residential locations.

Being located on the "Belfast side of town", commuting to Belfast is very palatable and with that accessibility to leading schools. Shopping is close to hand also, with the busy Newtownards town centre only a few minutes' drive away, Holywood and Bangor can also be reached within a 10-15 min drive, Stormont Buildings, City Airport, and the Ulster Hospital are also easily accessible from this property.

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



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door with outside light.

ENTRANCE HALL:

Wall light points, access to roofspace, corniced ceiling.

LOUNGE:

21' 3" x 12' 10" (6.48m x 3.91m)

Attractive carved mahogany fireplace surround, cream granite inset and hearth, open fire, wall light points, corniced ceiling, far reaching views.



DELUXE FITTED KITCHEN/BREAKFAST ROOM:

18' 9" x 10' 5" (5.72m x 3.18m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level oak units, Formica roll edge work surfaces, recess for cooker, extractor hood, plumbed for dish washer and washing machine, recess for fridge freezer, display cabinet, wall tiling, larder cupboard, door to formal dining room, uPVC double-glazed door to rear.



FORMAL DINING ROOM:

12' 5" x 10' 4" (3.78m x 3.15m)

Corniced ceiling.



BEDROOM (1):
10' 11" x 10' 8" (3.33m x 3.25m)

Far reaching views.



BEDROOM (2):
10' 8" x 10' 4" (3.25m x 3.15m)

Far reaching views.



BEDROOM (3):
10' 10" x 7' 8" (3.3m x 2.34m)

Built in robe.





DELUXE SHOWER ROOM:

Modern white suite comprising: separate fully tiled shower cubicle with 'Triton' thermostatically controlled shower unit, wide built in vanity unit with wash hand basin with mixer taps, push button WC (concealed cistern), fully tiled walls, ceramic tiled floor, extractor fan, hotpress with copper cylinder and Willis type immersion heater.



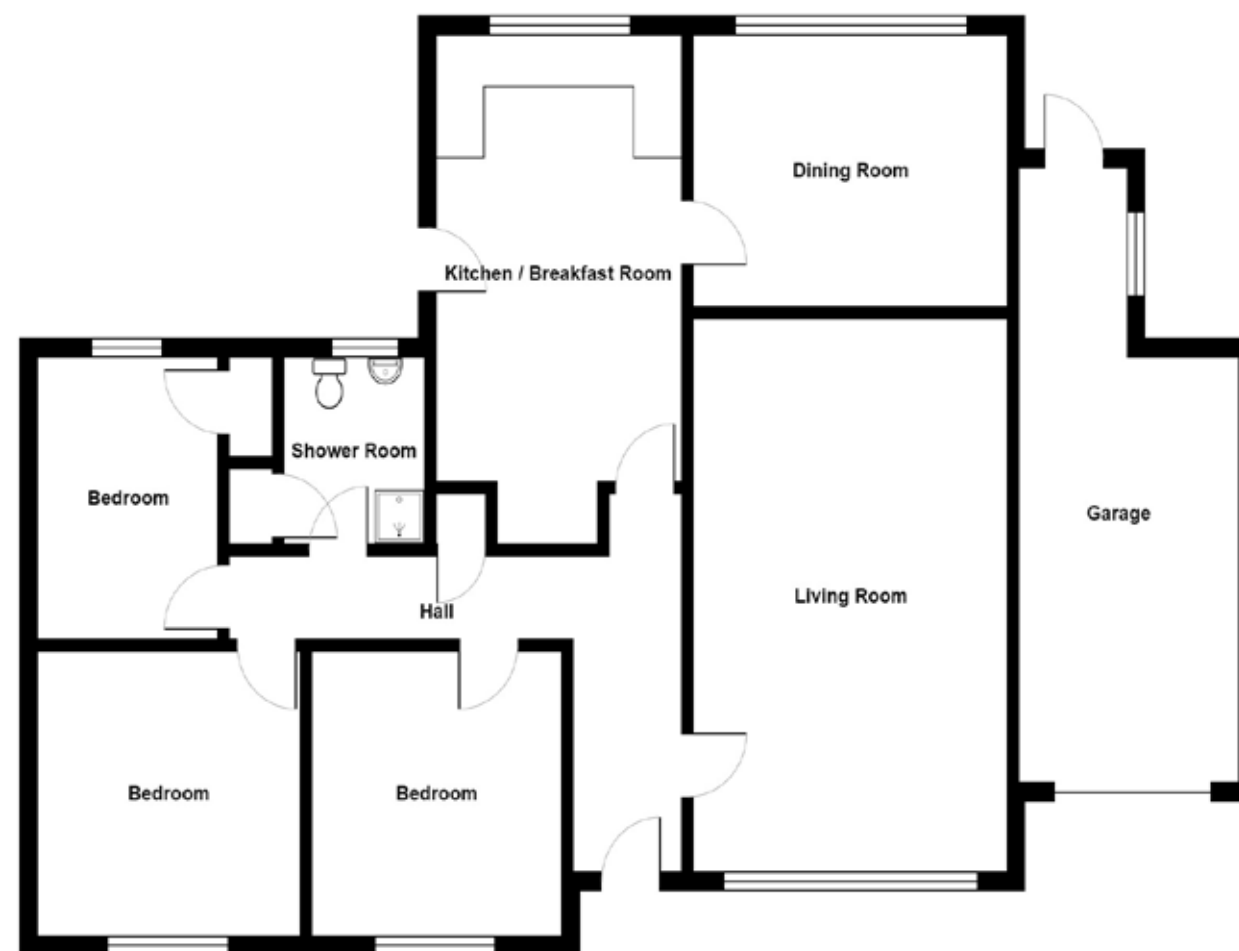
OUTSIDE

ATTACHED GARAGE

16' 5" x 9' 1" (5m x 2.77m)

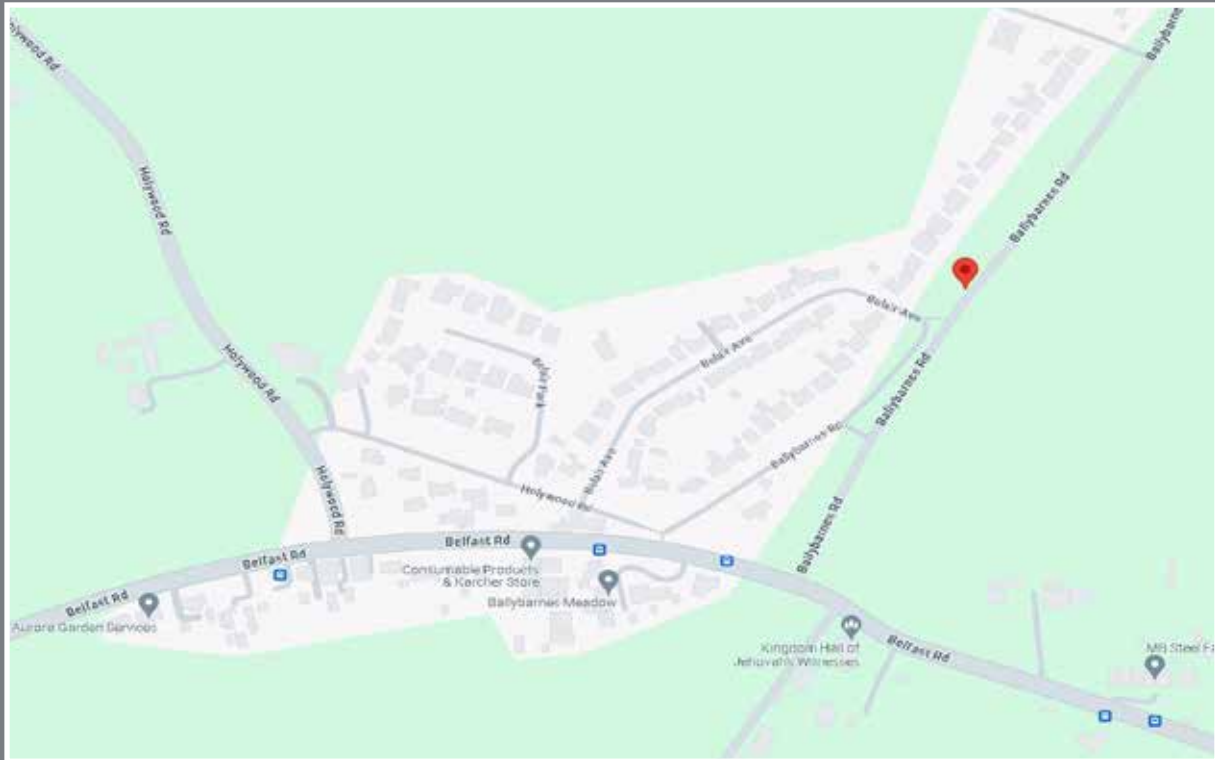
Up and over door, light and power, boiler house with Grant vortex condensing boiler and work bench, pedestrian access to rear garden. Approached via large tarmac driveway with turning area.

Gardens to front and rear laid out in large manicured lawns, mature trees and shrub beds, patio area and garden path, small summerhouse, hedging, outside water tap, outside light, access to side for oil, bins etc.



All measurements are approximate and for display purposes only

Location



Coming from Belfast/ Hollywood turn off the Belfast Road onto Ballybarnes Road, No.26 is located on the right. From Newtownards travel along the Belfast Road and turn right onto Ballybarnes Road.

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/C/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	35 F	
1-20	G		

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