

simonBRIEN
RESIDENTIAL

6 Audleys Gardens,
Eastmount, Newtownards, BT23 8WE



Asking Price £115,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Beautifully presented semi-detached home
- Spacious living room with feature bay window
- Dining kitchen with an excellent range of units and integrated appliances
- Three well proportioned bedrooms
- Fully tiled bathroom with white suite
- Enclosed rear garden
- Off street parking for 2 cars
- Oil fired central heating
- Fully double glazed
- South facing rear garden
- Superb location, close to varied amenities, shops and schools
- Excellent transport links to Belfast, Holywood, Bangor and Ards Peninsula

SUMMARY

A beautifully presented semi-detached property, with off street parking and gardens to the front and rear.

Presented in ready to move in condition, this attractive property would be an excellent first time purchase. There is a spacious living room with a feature bay window and a good sized kitchen with an excellent range of units, integrated appliances and dining space. The first floor has three well-proportioned bedrooms and a fully tiled bathroom with white suite. The property is fully double glazed with oil fired central heating, an enclosed rear garden and off street parking for 2 cars.

Located off East Mount, the town centre is within walking distance with an excellent range of schools and nurseries not to mention the superb shopping and recreational facilities.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC front door.

ENTRANCE HALL:

Laminate wood floor, under stairs cloaks.

LIVING ROOM:

15' 1" x 10' 3" (4.6m x 3.12m)

Plus bay window, laminate wooden floor.

DINING KITCHEN:

16' 3" x 9' 3" (4.95m x 2.82m)

Excellent range of high and low level units, granite effect work surfaces, single drainer stainless steel sink unit with mixer taps, integrated fridge freezer, integrated 4 ring ceramic hob and stainless steel extractor hood, integrated eye level double oven, plumbed for washing machine, glazed display cabinets, tiled splashback, tile effect floor, integrated dishwasher, uPVC rear door.





FIRST FLOOR

LANDING:

Access to roofspace. Hotpress with lagged copper cylinder.

BEDROOM (1):

9' 6" x 9' 5" (2.9m x 2.87m)

Built in robe.

BEDROOM (2):

11' 9" x 8' 6" (3.58m x 2.59m)

Laminate wood floor.

BEDROOM (3):

7' 3" x 7' 1" (2.21m x 2.16m)

Laminate wood floor.

BATHROOM:

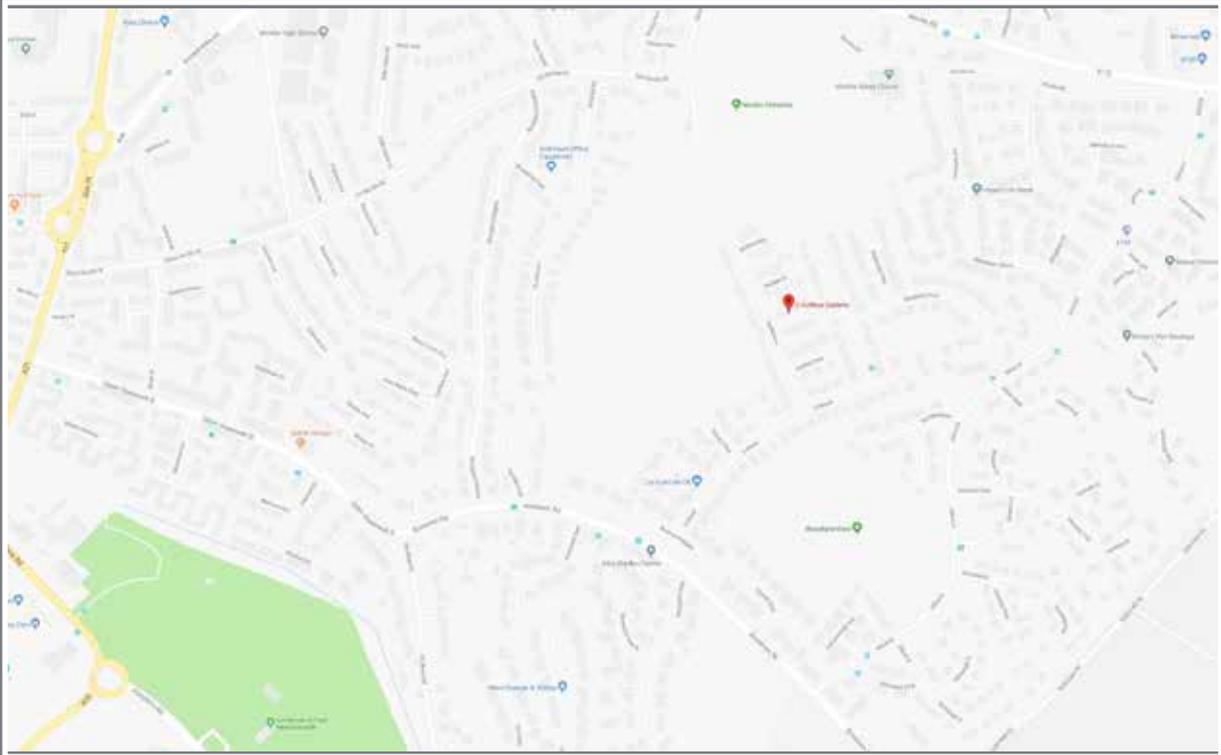
White suite comprising: Low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, independent electric shower unit, fully tiled walls, ceramic tiled floor.



OUTSIDE
Enclosed rear garden in lawns, paved patio, oil storage tank.
Tarmac driveway to front for 2 cars and front garden in lawn.



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: AM/I/18/AN



	Current	Potential
Very energy efficient – lower running costs		
A 92-plus		
B 81-91		
C 69-80		74
D 55-68	58	
E 39-54		
F 21-38		
G 1-20		

EPC REF: XXXXXXXXXXXXXXXXXXXXX

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.