

# For Sale

SimonBrien

Asking Price: £210,000



19 St Columbas Drive,  
Newtownards,  
BT23 8DA

[simonbrien.com](http://simonbrien.com)





#### KEY FEATURES

- A deceptively spacious detached villa
- Located just off the popular Donaghadee Road
- Entrance hall
- Lounge with open fire
- Dining room with direct access to large rear garden
- Fitted kitchen in range of high and low level units
- Three bedrooms, bedroom one with range of sliderobes
- Deluxe bathroom comprising modern White suite
- Large detached matching garage
- Tarmac driveway providing off road parking for four cars
- Gardens to front, side and rear lawns, raised timber deck and hedging
- uPVC double glazed windows and doors
- Gas fired central heating system
- Alarm system
- Air ventilation system



#### SUMMARY

A deceptively spacious detached villa which is located on the cusp of the busy market town of Newtownards. This beautiful family home has been modernised and offers a lounge, separate dining room, fitted kitchen, three great sized bedrooms and a deluxe bathroom.

Externally the property sits on a large corner site with gardens to the front, side and rear providing lots of space for all the family to enjoy. Being located just off the Donaghadee Road, convenient to Conway Square, yet offering accessibility to commuter routes to Bangor, Donaghadee and Belfast.

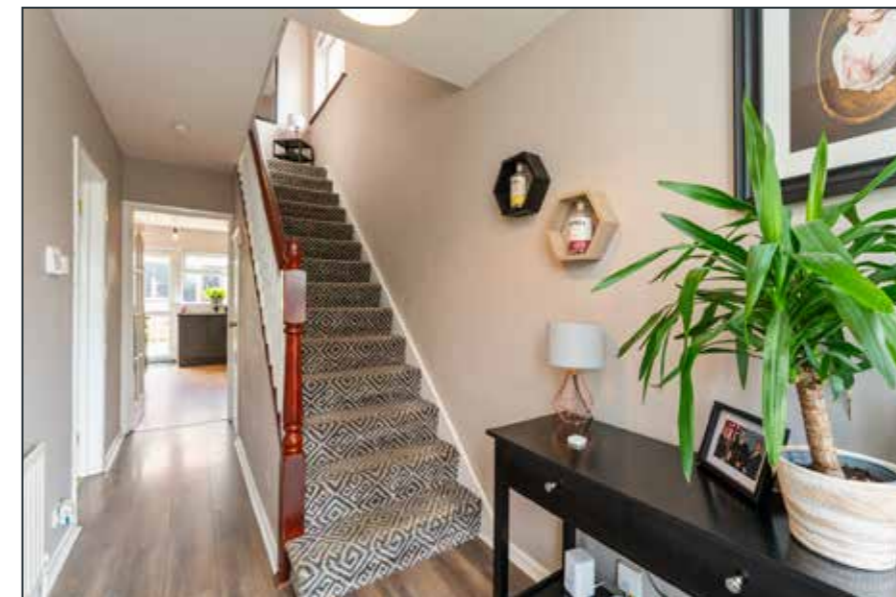
Therefore, one can only insist upon a full internal appraisal to discover all this fantastic home has to offer its lucky new owners.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC double glazed front door to Entrance Hall.



##### ENTRANCE HALL:

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



##### LOUNGE:

**16' 3" x 10' 4" (4.95m x 3.15m)**

Feature carved mahogany fireplace, granite inset, open fire, polished laminate floor, wall light points, glazed door to Dining Room.





**DINING ROOM:**  
13' 9" x 8' 5" (4.19m x 2.57m)

Polished laminate floor, uPVC double glazed French doors to rear.



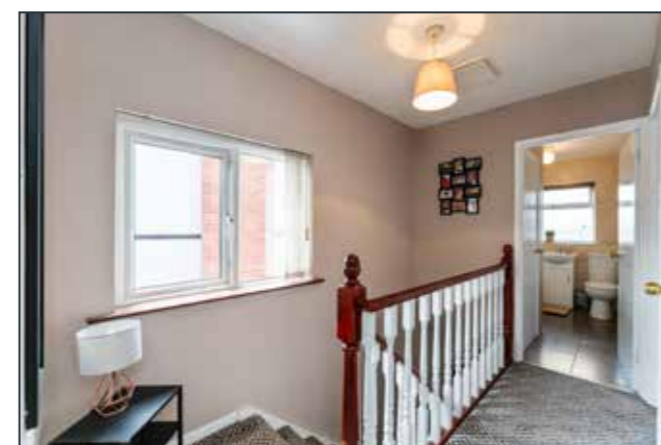
**FITTED KITCHEN:**  
13' 7" x 7' 8" (4.14m x 2.34m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level black units, Formica roll edge work surfaces, recess for cooker, plumbed for washing machine and dishwasher, concealed lighting, recess for under counter fridge, display cabinets, polished laminate floor, wall tiling, uPVC double glazed door to rear.



**FIRST FLOOR**

**LANDING:**  
Linen cupboard.







**BEDROOM (1):**  
**12' 11" x 9' 11" (3.94m x 3.02m)**

Range of mirror fronted Sliderobes,  
access to roofspace.



**DELUXE BATHROOM:**

Modern white suite comprising:  
Panelled shower bath with mixer taps,  
thermostatically controlled shower  
over, glass shower screen, vanity unit,  
wash hand basin with mixer taps, push  
button WC, chrome towel radiator, fully  
tiled walls, ceramic tiled floor, linen  
cupboard, gas boiler.



**BEDROOM (2):**  
**13' 8" x 8' 4" (4.17m x 2.54m)**



**OUTSIDE**

**DETACHED MATCHING GARAGE:**  
**19' 10" x 10' 2" (6.05m x 3.1m)**

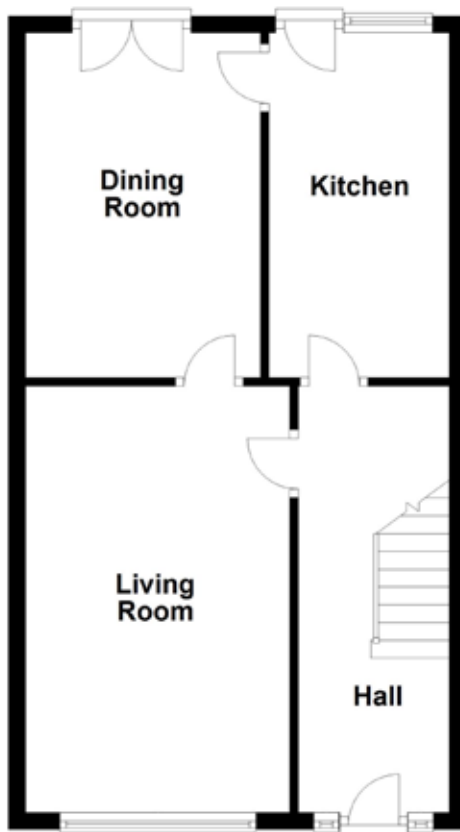
Up and over door, light and power,  
uPVC double glazed side window and  
pedestrian door. Approached via large  
tarmac driveway with off road parking  
for 4 cars

Gardens to front, side and rear laid  
out in lawns, large raised timber deck,  
hedging, fencing, outside light, outside  
water tap.

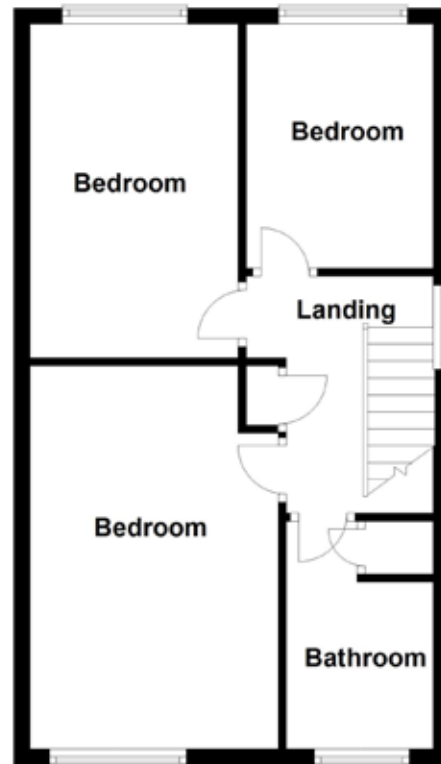


**BEDROOM (3):**  
**10' 5" x 7' 10" (3.18m x 2.39m)**

Ground Floor



First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

19 St Columbas Drive, Newtownards

**VALUER**

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