



22 Heron Park , Newtownards, BT23 8WJ

Set in a quiet sul de sac location, this charming semi detached bungalow has been presented to a lovely standard throughout and boasts generous gardens to front, side and rear. The property offers 3 bedrooms, 2 doubles and a single, a spacious lounge, with lovely feature fireplace, a kitchen and conservatory and a stunning modern shower room. It has been presented with great care and modern taste throughout. It benefits from uPVC double glazing & fascia and oil fired central heating. Externally the property enjoys a generous tarmac driveway and a garden in lawn to the front. To the rear is a paved patio, with garden shed/workshop, and an additional lawned garden that extends up the back and around the side of the property - older kids will love this space, or it may particularly suit those who grow their own produce. Located close to local shops and excellent schools this property would make an ideal family home or first time buy so viewing is highly recommended.

Offers Over £195,000

22 Heron Park

, Newtownards, BT23 8WJ



- Beautifully presented bungalow on a generous end of cul de sac site
- Kitchen/diner
- uPVC double glazing and fascia
- See our website for full details
- 3 Bedrooms
- Conservatory
- Oil fired central heating
- Lounge with feature fireplace
- Modern shower room
- Generous gardens to front side and rear with tarmac driveway

Entrance

upvc double glazed door with

Hallway

Lounge

18'9x13'7 (5.72mx4.14m)

Kitchen/Diner

10x11 (3.05mx3.35m)

Conservatory

8'8x9'4 (2.64mx2.84m)

Bathroom

6'7x6'4 (2.01mx1.93m)

Bedroom 1

12'1x9'7 (3.68mx2.92m)

Bedroom 2

9'11x8'11 (3.02mx2.72m)

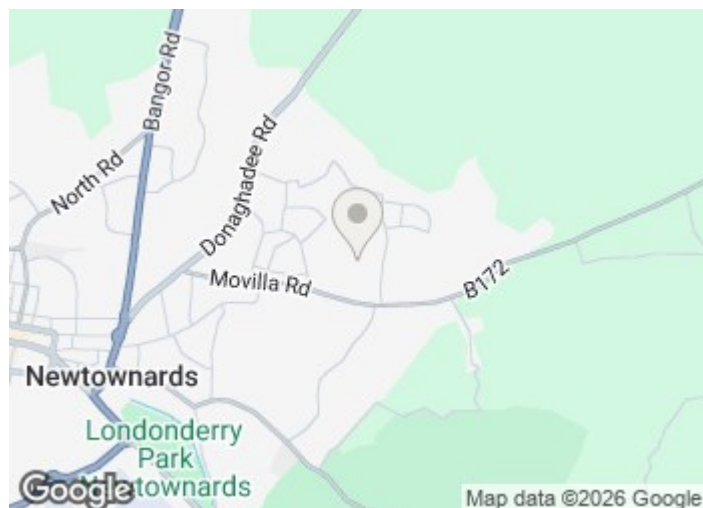
Bedroom 3

7'2x6'4 (2.18mx1.93m)

Outside

Tenure

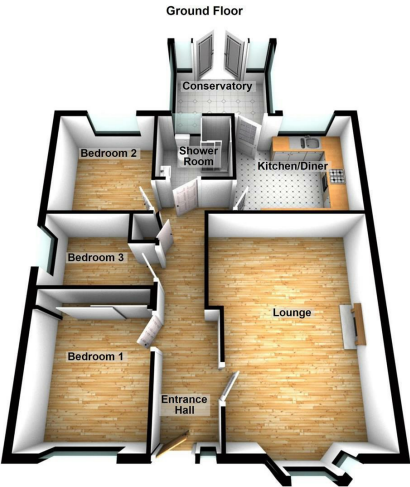
Property misdescriptions



Directions



Floor Plan





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		