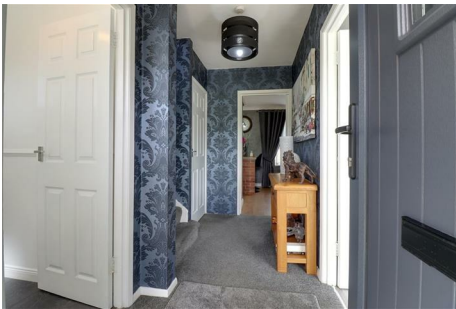




18 Dromena Gardens , Newtownards, BT23 4PX

Located close to Regent House School, and Ards Shopping Centre, this semi detached home has undergone a significant transformation in the last couple of years and is now just waiting for new owners to move in and enjoy all that has been accomplished.

The property offers 3 really well proportioned bedrooms (no "box room" here), and a family bathroom, with bath & separate shower. The ground floor has seen the biggest change with the kitchen and dining room combined to make a great living space, with a brand new, modern kitchen, a breakfast bar, a composite rear door, and a multi fuel stove with feature brick surround. In addition there is a lounge to the front, with a tiled fireplace, plus a ground floor WC and a composite front door.

One of the biggest features of this home is the generous front & rear gardens, which are laid in lawns with mature shrubs, garden pond, timber deck with garden room/bar and a paved patio. In addition there is a generous tarmac driveway leading to a detached garage with a utility room. The property further benefits from uPVC double glazing and Phoenix gas central heating.

All in all this is an impressive home which would make a great first buy, first step up the property ladder or a fresh start.

Offers Around £189,950

18 Dromena Gardens

, Newtownards, BT23 4PX



- Beautifully modernised semi detached home
- 3 well proportioned bedrooms
- Modern kitchen with living/dining room & multi fuel stove
- Separate lounge with tiled fireplace
- Modern bathroom with bath & separate shower
- Ground floor WC
- Detached garage with utility room
- uPVC double glazing - Phoenix gas central heating
- Beautiful enclosed gardens with "Bar" area
- Please see our website for full details.

Entrance

Entrance Hall

Kitchen/Diner

22'6x9'9 (6.86mx2.97m)

Lounge

14'1x10'9 (4.29mx3.28m)

WC

6'8x4'6 (2.03mx1.37m)

First floor landing

Bedroom 1

11'7x5'8 (3.53mx1.73m)

Bedroom 2

10'8x10 (3.25mx3.05m)

Bedroom 3

10x8'6 (3.05mx2.59m)

Bathroom

11'7x5'8 (3.53mx1.73m)

Detached Garage

18'8x8'10 (5.69mx2.69m)

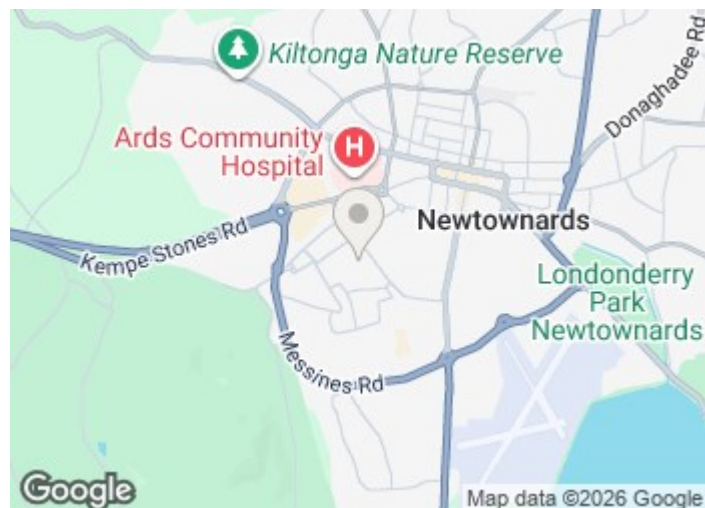
Utility room

10'1x4 (3.07mx1.22m)

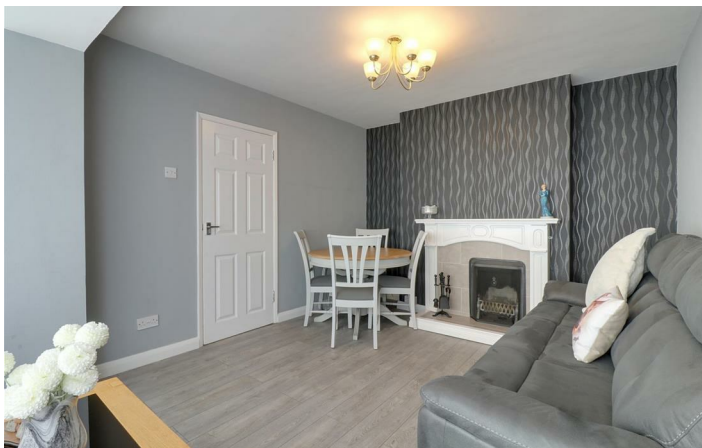
Outside

Tenure

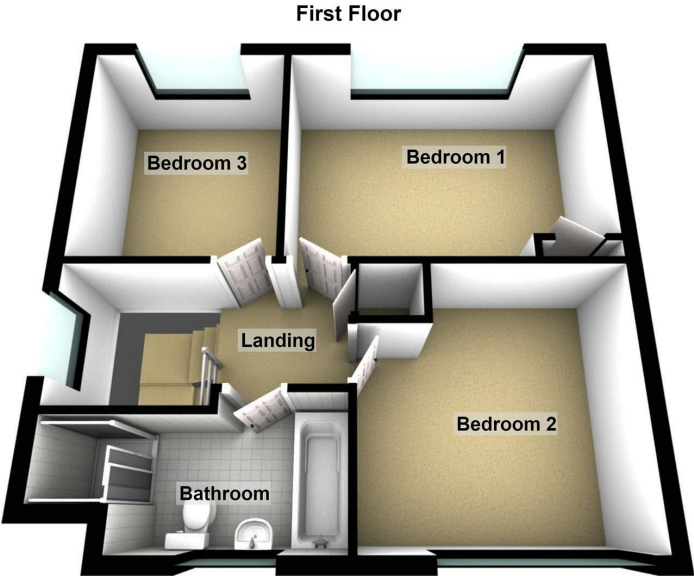
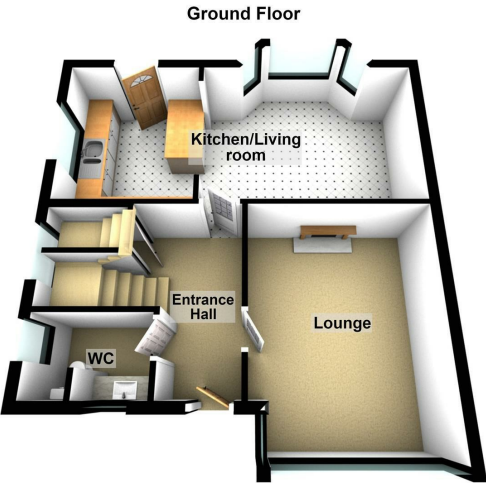
Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		