

# 4 Orchard House, Newtownards, BT23 4WS

Price: £75,000





McGuinness |  
Fleck |

# Ground Floor Living Close to Many Amenities

Price: £75,000

2 | 1 | 1

This ground floor apartment presents a fantastic opportunity in an excellent location within easy walking distance of the busy Newtownards town centre.

The property would ideally suit the needs of a first time buyer, downsizer or a buy to let investor and includes private secure parking for a car.

Situated just a short stroll from Ards Town Centre

Two bedrooms

Spacious open plan living/kitchen/dining

Phoenix gas red central heating

Double glazing

Private allocated car parking in secure central courtyard



**Seamus McFlynn**

Email: [seamus.mcflynn@mcguinnessfleck.com](mailto:seamus.mcflynn@mcguinnessfleck.com)

Phone: 07872 841317

433 435 Lisburn Road, Belfast, BT9 7EY  
(0)28 9068 3020 | [info@mcguinnessfleck.com](mailto:info@mcguinnessfleck.com)

**McGuinness  
Fleck**



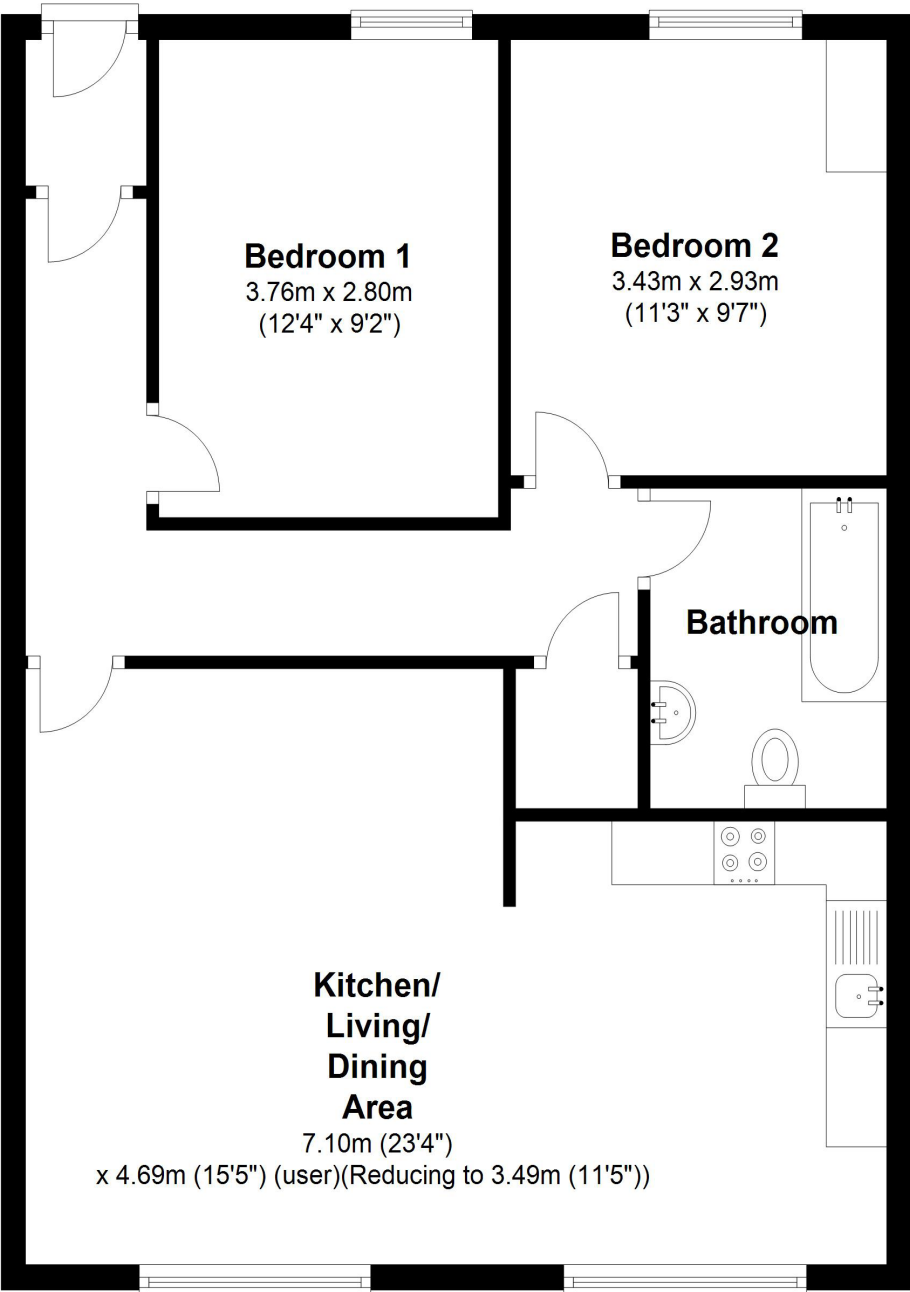
McGuinness  
Fleck



McGuinness |  
Fleck

4 Orchard House,  
Newtownards, BT23 4WS

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A 92 plus                                   |         |           |
| B 81-91                                     |         | 85        |
| C 69-80                                     | 80      |           |
| D 55-68                                     |         |           |
| E 39-54                                     |         |           |
| F 21-38                                     |         |           |
| G 1-20                                      |         |           |
| Not energy efficient - higher running costs |         |           |



Total area: approx. 67.7 sq. metres (728.7 sq. feet)