



15 Ringburr Court, Newtownards,  
County Down, BT23 8LH

**Asking Price: £135,000**

 **Reeds Rains**

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Immaculately presented mid terrace property in popular residential area., Three bedrooms, Stunning newly fitted kitchen with a range of integrated appliance., Modern white bathroom suite., Low maintenance gardens to front and rear., Oil fired central heating and double glazing., Ideal first time buy or investment, Close to local amenities and walking distance to town centre.

### DESCRIPTION

Reeds Rains are delighted to present for sale this immaculately presented mid terrace property located just a short distance for Newtownards town centre.

Position in a cul de sac this home will appeal to an array of purchasers from first time buyers to investors.

Presented to a high standard throughout the property leaves little for the new home owner to do other than move in.

Internally the property comprises of an entrance hall, living room, stunning newly fitted kitchen, three bedrooms and a modern bathroom.

The property is further enhanced with oil fired central heating and double glazing. To arrange your private viewing please contact Reeds Rains Newtownards on 028 9181 4144.

### Entrance Hall

Laminate flooring and PVC front door.

### Living Room

14'1" x 13'11" (Max) (4.3m x 4.24m (Max))  
Laminate floor and feature stove with brick surround and slate hearth. Door leading to kitchen / dining.

### Kitchen / Dining Room

15'6" x 10'1" (4.72m x 3.07m)  
Contemporary fitted kitchen with an excellent range of high and low units and laminate worktops. Single drainer sink unit with mixer tap. Integrated appliance to include fridge freezer, single oven, dishwasher, microwave, 4 ring induction hob and extractor fan.

Plumbed for washing machine. Laminate floor and PVC door to rear.

### FIRST FLOOR

#### Landing

#### Bedroom 1

12'2" x 10'8" (Max) (3.7m x 3.25m (Max))  
Laminate floor, built in wardrobe and feature wood panelling.

#### Bedroom 2

10'10" x 10'3" (3.3m x 3.12m)  
Laminate floor, hot press and built in wardrobe.

#### Bedroom 3

8'10" x 8'9" (Max) (2.7m x 2.67m (Max))

### Bathroom

6'5" x 5'5" (1.96m x 1.65m)  
Modern white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and electric shower over. Tiled floor and Tiled walls.

### Outside

Paved area to front and enclosed garden to rear with feature covered decking area, artificial grass and patio area. PVC oil tank and oil boiler.

### Heating Type

Oil fired central heating.

### Glazing type

Double glazed.

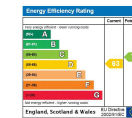
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CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information

on the Payer) Regulations 2017 -  
<https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.