


12 Blackwood Park, Newtownards,  
County Down, BT23 4YW

**Asking Price: £249,950**

 **Reeds Rains**

reedsrains.co.uk



12 Blackwood Park, Newtownards, County Down, BT23 4YW  
**Asking Price: £249,950**

Viewing by Appointment

**Description**

Reeds Rains are delighted to present for sale this beautifully presented family home in a sought after location  
 Nestled in the highly desirable Blackwood Manor development, this immaculately presented 3-bedroom detached home offers modern living in a fantastic location. Perfect for families or professionals, this home boasts spacious interiors and offers great convenience to Newtownards, Bangor and Belfast.

**Property Features:**

Three Well-Proportioned Bedrooms – Master bedroom with en-suite  
 Bright & Spacious Lounge – A welcoming space for relaxing and entertaining  
 Modern Kitchen/Diner – Stylish and functional with dining area  
 Family Bathroom & En-Suite – Contemporary and well-appointed  
 Private South Facing Rear Garden – Perfect for outdoor entertaining.

**Location Highlights:**

Convenient Access to Newtownards – Just a short drive to the town centre, offering a wide range of amenities, shops, cafes, and schools. Ideal for Commuters – Situated on the Belfast side of town, providing easy access to Belfast city centre via main road links.

Don't miss this opportunity to own a stunning home in Blackwood Manor.

For more information or to book a viewing, please contact Reeds Rain Newtownards on 028 9181 4144

**Entrance Hall**

Tiled floor and hard wood door.

**WC**

Contemporary white suite comprising low flush

WC and pedestal wash hand basin with mixer tap. Tiled floor and tiled splash back. Extractor fan.

**Living Room**

19'5" (5.92) x 11'4" (3.45) (Plus Bay)  
 Laminate floor.

**Kitchen / Dining**

13'9" x 9'3" (4.2m x 2.82m)  
 Luxury fitted kitchen with a range of high and low level units and laminate worktops. One and a half bowl stainless steel sink drainer sink unit with mixer tap. Single oven, 4 ring gas hobs and stainless steel extractor fan. Integrated fridge freezer and slimline dishwasher. Tiled floor with partially tiled walls. Recessed Spotlights. French doors to side.

**Utility Room**

8'1" x 5'7" (2.46m x 1.7m)  
 Range of high and low level units with laminate work top. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine. Gas boiler housing. Tiled floor with partially tiled walls. PVC door to side.

**Store**

5'8" x 4'10" (1.73m x 1.47m)  
 Tiled floor. Access to understairs storage.

**Bedroom 1**

15' x 11'5" (4.57m x 3.48m)

**Ensuite Bathroom**

8'6" x 3'7" (2.6m x 1.1m)  
 Modern white suite comprising low flush WC, pedestal wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor with partially tiled walls. Recess spotlights.

**Bedroom 2**

10'1" x 9'5" (3.07m x 2.87m)

**Bedroom 3**

9'6" x 8'11" (2.9m x 2.72m)

**Glazing type**

Double glazed.

**Heating Type**

Gas fired central heating.

**Bathroom**

7'4" x 6'5" (Max) (2.24m x 1.96m (Max))  
 Contemporary white suite comprising low flush WC, wall mounted wash hand basin with mixer tap, panelled bath with mixer tap and thermostatically controlled shower over. Tiled floor and partially tiled walls. Recessed spotlights and extractor fan.

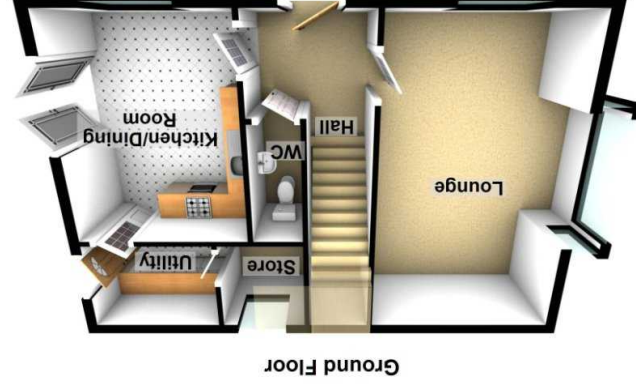
**Outside**

Front garden laid in lawns and shrubs with tarmac drive. Generous south facing rear garden laid in lawns and shrubs with feature patio area.

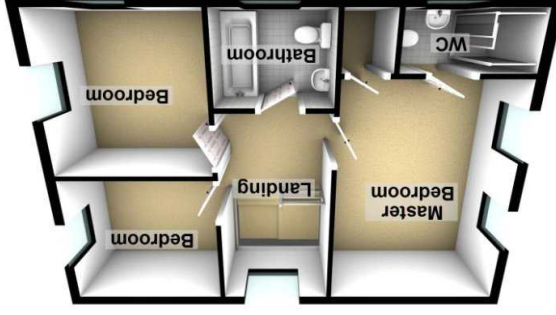


For full EPC please contact the branch.

**FIRST FLOOR**



Ground Floor



First Floor

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 fulfill 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.

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/uk/si/2017/692/co> nents

**CUSTOMER DUE DILIGENCE**

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.