

**Tim Martin**  
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2 Heron Park  
Newtownards  
BT23 8WJ

Offers Around  
£189,950

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## SUMMARY

A well presented detached bungalow, occupying a spacious corner site, in this ever popular residential development and within close proximity to Newtownards town centre.

Fitted with gas fired central heating and uPVC double glazing, the property boasts well appointed accommodation, which will suit the first time buyer, young family or those looking to downsize. The accommodation comprises of a spacious lounge with bay window, modern fitted kitchen, three excellent sized bedrooms and a bathroom fitted with a modern white suite.

Outside, a driveway leads to the detached garage, whilst easily maintained front, side and rear gardens are laid out in lawn.

Newtownards boasts a wealth of local shops, restaurants, Ards Shopping centre, Castlebawn retail park and an excellent choice of primary and secondary schools, with Abbey Primary school situated within walking distance of the property. An excellent road network and public transport links make for a convenient commute to Bangor, Dundonald, Ulster Hospital and Belfast city centre.

## FEATURES

- Well Presented Detached Bungalow Occupying A Spacious Corner Site
- Three Excellent Sized Bedrooms
- Spacious Lounge With Bay Window
- Modern Fitted Kitchen
- Bathroom With Modern White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Driveway Leading To Detached Garage
- Gardens To The Front, Side And Rear Laid Out In Lawn
- Ideal For The First Time Buyer, Young Family Or Those Looking To Downsize
- Within Close Proximity To Newtownards Town Centre, Local Schools And Public Transport

## **Entrance Hall**

Glazed Upvc entrance door with matching side light; wood laminate floor; corniced ceiling.

## **Lounge**

**13'2 x 20'8 (4.01m x 6.30m )**

(Into Bay Window)

Beautiful embossed cast iron style fireplace with open fire; slate hearth; knotted pine fire surround; wood laminate floor; bay window; corniced ceiling; TV aerial connection point.

## **Kitchen**

**10'11 x 9'3 (3.33m x 2.82m )**

Good range of painted finish high and low level cupboard and drawers with mono mixer taps; integrated Beko electric under oven with Zanussi 4 ring ceramic hob; concealed extractor unit over; space for fridge / freezer; space and plumbing for washing machine; NordMende dishwasher; formica worktops; tiled splashback; tiled floor; glazed Upvc door to side; recessed spotlights.

## **Rear Hall**

Wood laminate floor; access to roofspace; hotpress with Worchester gas fired boiler.

## **Bedroom 1**

**13'0 x 9'7 (3.96m x 2.92m )**

Built in sliding robes with mirrored doors.

## **Bedroom 2**

**11'0 x 7'8 (3.35m x 2.34m )**

## **Bedroom 3**

**9'3 x 5'10 (2.82m x 1.78m )**

## **Bathroom**

**9'3 x 5'10 (2.82m x 1.78m )**

Modern white suite comprising panelled bath with raised pillar mixer taps and telephone shower attachment; Triton electric shower unit with wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled WC; tiled walls and floor.

## **Outside**

Gravelled driveway leading to:-

## **Detached Garage**

**18'10 x 9'8 (5.74m x 2.95m )**

Up and over door; side access; light and power points.

## **Gardens**

Front, side and rear gardens laid out in lawn; gravelled area to the side; outside lights and water tap.

## **Tenure**

Leasehold

**Ground Rent**

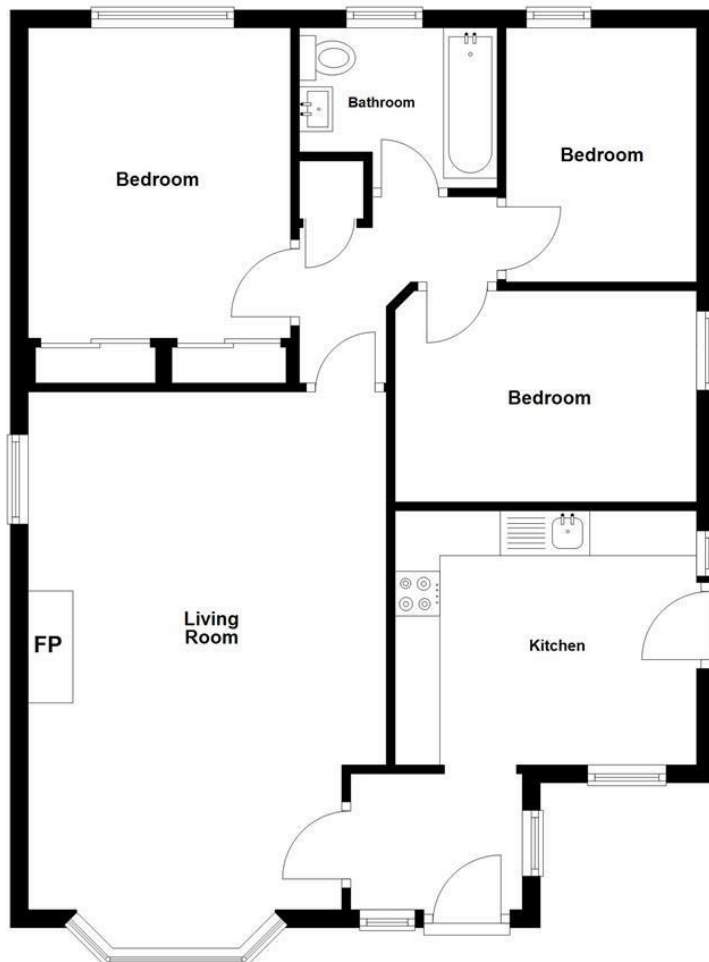
£35 Per Annum

**Capital / Rateable Value**

£120,000. Rates Payable £1096.44 Per Annum (Approx)

**Ground Floor**

Approx. 74.9 sq. metres (806.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

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