



47 Rathmullan Drive , Newtownards, BT23 4QF

This 1st floor apartment has been nicely presented by its present owners and would make an ideal first time buy, fresh start or buy to let purchase. Unusually it offers 3 well proportioned bedrooms and a fully tiled bathroom plus a spacious lounge with dining area and a modern kitchen. It benefits from uPVC double glazing, Phoenix gas central heating and most internal doors are solid oak.

To the rear there is access to a private garden, in lawn with paved patio area, and a brick garden shed, whilst to the front is an allocated tarmac parking area.

Convenient to Newtownards wide variety of shops, schools and other amenities and also within commuter routes of Belfast and beyond an internal viewing is recommended.

Offers Around £115,000

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- 1st Floor apartment
- Kitchen
- Nicely presented with mostly solid oak internal doors
- Tarmac parking area to the front
- 3 good bedrooms
- Bathroom
- Phoenix gas central heating
- Lounge
- uPVC double glazing
- Garden to rear in lawn with paved patio

Entrance

Hallway

Lounge

15'9x10'11 (4.80mx3.33m)

Kitchen

10'11x7'9 (3.33mx2.36m)

Bathroom

7'10x4'10 (2.39mx1.47m)

Bedroom 1

11x10'8 (3.35mx3.25m)

Bedroom 2

11x8'11 (3.35mx2.72m)

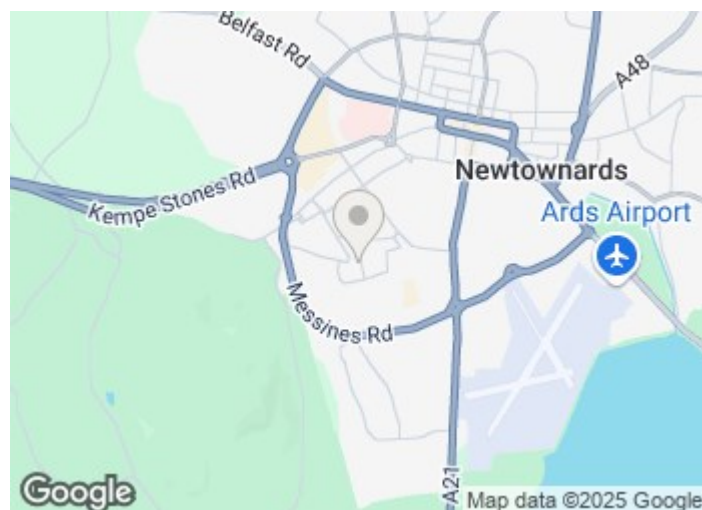
Bedroom 3

8'9x8 (2.67mx2.44m)

Outside

Tenure

Property misdescriptions

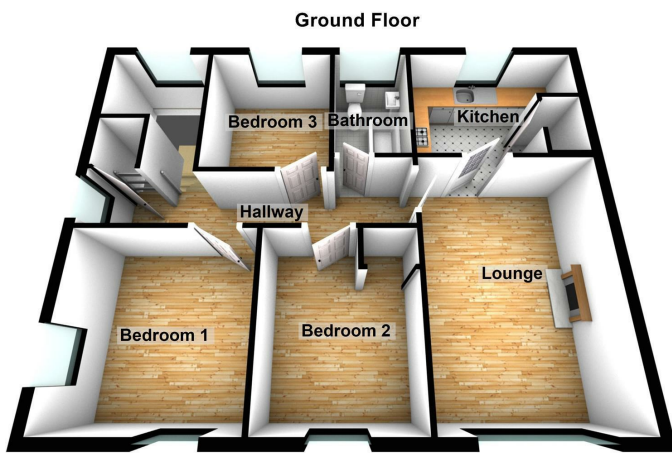


Directions

Travelling along Circular Road past Regent House Shool turn into Lisbane Drive (opposite the car park). At the end turn left and number 47 is on the right.



Floor Plan




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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				Not environmentally friendly - higher CO ₂ emissions			
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			

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