

22 Old Market Square,
Newtownards, County Down,
BT23 4WR

Asking Price: £179,950

 **Reeds Rains**

reedsrains.co.uk

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Description

Reeds Rains are delighted to present for sale this spacious duplex apartment in the popular gated development of Old Market Square in Newtownards.

Offering an abundance of space, this apartment will appeal to an array of buyers and is ideal for those looking for town centre living.

The property is accessed via its own private front door and internally comprises of an entrance porch with stairs leading to a first floor entrance hall, kitchen/living/dining, bedroom, study and bathroom. On the second floor there are three generous bedrooms and a shower room.

The property is further enhanced with gas fired central heating and double glazing.

The apartment is also close to Newtownards Bus Station providing great access to Belfast, Bangor and further beyond.

To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

First Floor

Hallway

11'10" x 11'2" (3.6m x 3.4m)

Kitchen / Dining / Living Area

26'7" x 12'10" (8.1m x 3.9m)

Modern fitted kitchen with an excellent range of high and low level units with laminate work surfaces.

Stainless steel single drainer sink unit with mixer tap, 4 ring gas hob, stainless steel extractor fan and single oven. Integrated fridge/freezer, dishwasher and washing machine.

Bedroom 1

10'6" x 9'2" (max) (3.2m x 2.8m (max))

Study

14'5" x 11'2" (max) (4.4m x 3.4m (max))

Bathroom

6'11" x 6'11" (max) (2.1m x 2.1m (max))

Modern white suite comprising low flush WC, pedestal wash hand basin panelled bath with mixer tap. Tiled floor and part tiled walls.

Second Floor

Landing

Shower Room

12'6" x 6'3" (max) (3.8m x 1.9m (max))

Modern white suite comprising low flush WC, pedestal wash hand basin and shower cubicle. Tiled floor and part tiled walls.

Bedroom 2

26'7" x 9'2" (max) (8.1m x 2.8m (max))

Bedroom 3

20' x 8'6" (max) (6.1m x 2.6m (max))

Bedroom 4

20' x 14'1" (max) (6.1m x 4.3m (max))

Heating Type

Gas Fired Central Heating

Glazing Type

Double Glazed

External

Externally the property benefits from the security of being within a gated development and comes with one designated car parking space.

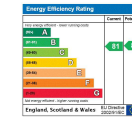
CUSTOMER DUE DILIGENCE

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.

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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.