



# 13 BEECH DRIVE

Newtownards, BT23 4HB

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*Offers Over* **£149,950**



MID TERRACE | 3  | 1  | 1+ 

This charming home, perfectly combines comfort, space, and an enviable location in one of the most highly sought-after and established residential areas in Newtownards.

## KEY FEATURES

- Immaculately presented end-terrace home, nestled in one of the most highly sought-after and established residential areas.
- Stunning Views of Scrabo Tower, Strangford Lough and Beyond
- Ideally located, just a stone's throw from Newtownards town centre, with easy access to top-rated schools, shops, restaurants, and local amenities-ideal for those seeking convenience without compromising on tranquility.
- Fully modernised throughout to an exceptional standard, blending contemporary style with everyday functionality.
- Three generously sized bedrooms, each featuring integrated storage, providing plenty of space for family living, home offices, or guests.
- Bright and spacious lounge with a fabulous stone archway, offering a relaxed and inviting space to unwind or entertain friends and family.
- Open-plan custom-fitted kitchen that has been crafted to a high specification, with a stylish dining area perfect for hosting gatherings and creating cherished family memories.



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living Room  
3.6m x 3.2m
- Kitchen With Casual  
Dining Area  
6.4m x 2.7m
- Utility Room  
2.0m x 2.6m

### *First Floor*

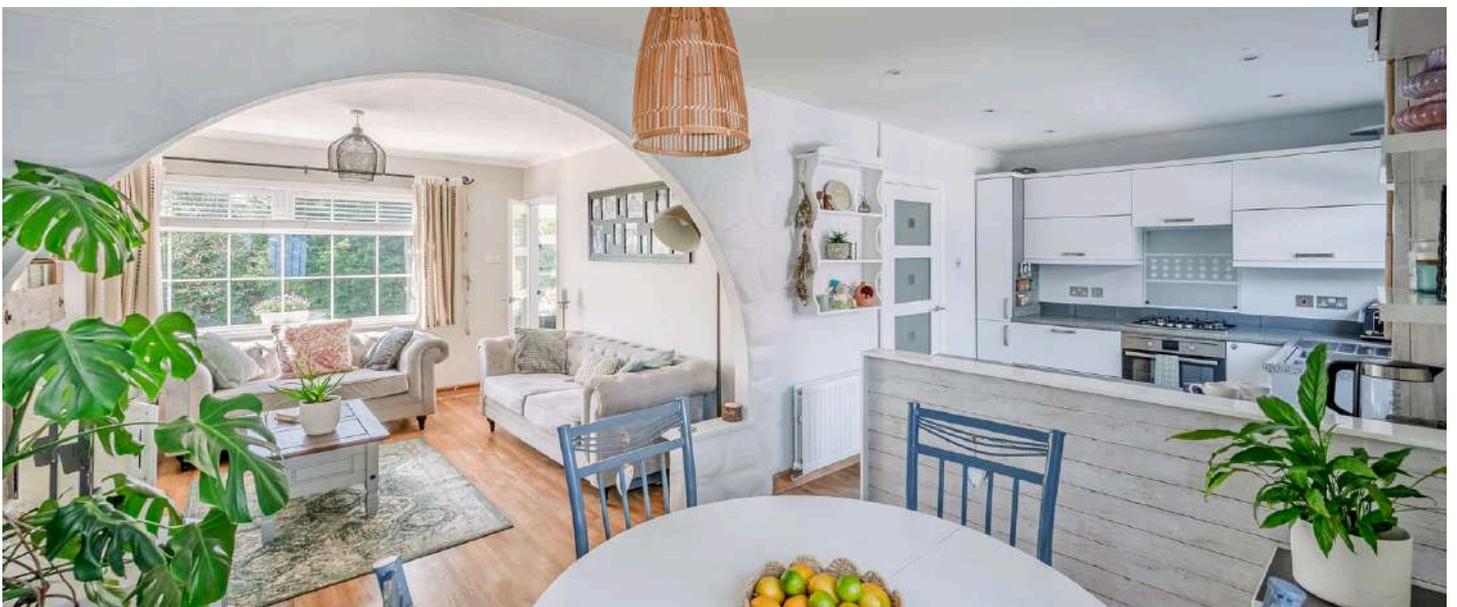
- Landing
- Bedroom One  
3.2m x 3.5m
- Bedroom Two  
3.7m x 2.1m
- Bedroom Three  
3.8m x 2.8m
- Bathroom  
2.5m x 1.8m

### *Outside*

- Front Garden Fully Paved
- Rear Garden with Paved  
Entertaining Area, Fully  
Enclosed With Bespoke  
BBQ Area And Raised  
Floorbeds.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Coming from William Street turn right unto Talbot Street. Take the first left unto the Glenbrook Road, stay left unto Beech Drive. Follow along Beech Drive and number 13 will be on the right-hand side.*



## THE LOCAL AREA

*Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	73	73
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient - higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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