




29 Rathmullan Drive,  
Newtownards, County Down, BT23  
4QE

**Asking Price: £97,500**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Viewing by Appointment

### Description

Reeds Rains are delighted to present for sale this immaculately presented first floor flat in the popular Scrabo Estate in Newtownards. The property is in move in ready condition and will appeal to an array of purchasers from first time buyers to investors.

The property is also ideally located and is within walking distance of Newtownards town centre and Ards Shopping Centre. Internally the flat comprises of an entrance hall with its own private front door, living room, luxury kitchen, two bedrooms and a modern shower room.

Externally there is a private car parking space to the front and a garden to the rear.

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

Flats of this calibre rarely stay on the market for long and we anticipate a high level of interest. To arrange your private appointment contact Reeds Rain Newtownards on 028 9181 4144.

### FIRST FLOOR FLAT

#### Entrance

Hardwood door. Stairs leading to:

#### Entrance Hall / Landing

#### Living Room

14'3" x 13'7" (max) (4.34m x 4.14m (max))  
Modern fire surround with granite hearth.

#### Kitchen

10'7" x 9'3" (max) (3.23m x 2.82m (max))  
Luxury fitted shaker style kitchen with an excellent range of high and low level units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. Space for cooker and stainless steel extractor fan. Plumbed for washing machine. Laminate wall panelling. Hot press.

#### Bedroom 1

13'4" x 10'1" (4.06m x 3.07m)  
Built in wardrobe.

#### Bedroom 2

10'7" x 9'3" (3.23m x 2.82m)

#### Shower Room

5'11" x 5'5" (1.8m x 1.65m)  
Contemporary white suite comprising low flush WC, vanity wash hand basin with mixer tap and enclosed shower cubicle with electric shower. Laminate wall panelling. Recessed spotlight.

#### Outside

Private driveway to front and garden to rear laid in stones. Outhouse with oil boiler.

#### Heating type

Oil fired central heating.

#### Glazing Type

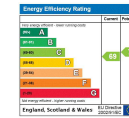
Double glazed.

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All Measurements  
All Measurements are Approximate.

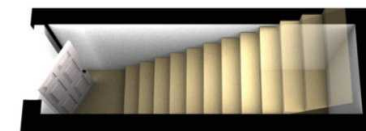
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Ground Floor



First Floor

