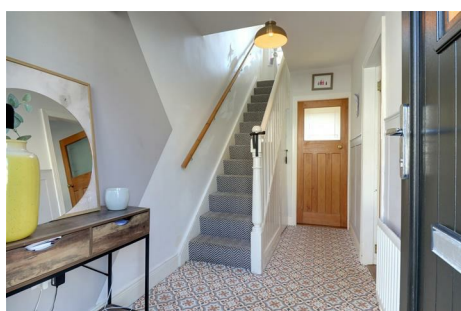




117 Main Street

Greyabbey, Newtownards, BT22 2NF

"Good things come in small packages ..", or so the saying goes, and that might be a fitting description for this beautiful mid terraced home.

The property was extensively renovated and modernised approximately 8 years ago and is presented to a high standard throughout with many attractive architectural features and details. It offers a lounge with feature mock fireplace and real wood flooring, a modern fitted kitchen with casual dining area, also with real wood flooring, a beautiful part tiled bathroom with "P" bath and 2 first floor bedrooms. Details such as reclaimed internal doors, brass door furniture, and cast iron fireplace add real character and charm to the home but always balanced with modern conveniences such as oil fired central heating, uPVC double glazing and updated electrics.

Part of the appeal of this home is the outside space including a generous garden to the rear, which is currently in lawn, and a paved patio/sun terrace. There are also views of the historic "Grey Abbey" which sits directly behind this property. Greyabbey provides a good range of cafés and restaurants and, with The Orange Tree Wedding Venue near by, this property would be ideal as an Air B&B or a first time buy - it is much loved but has just been outgrown by the current occupant and their young family.

Offers Around £115,000

117 Main Street

Greyabbey, Newtownards, BT22 2NF



- Charming terraced home backing on to the famous "Grey Abbey"
- Ideal first home or Air B&B
- 2 bedrooms
- Lounge with feature cast iron fireplace
- Kitchen with dining area
- Bathroom
- uPVC double glazing - Oil fired central heating
- Paved patio to rear plus extensive rear garden in lawn
- Greyabbey offers excellent range of restaurants & antique shops
- Located close to Strangford Lough & The Orange Tree Wedding Venue

Entrance

Entrance hall

12'4x5'8 (3.76mx1.73m)

Lounge

10'4x8'10 (3.15mx2.69m)

Kitchen/diner

16'4x9'0 (4.98mx2.74m)

Landing

10'10x5'8 (3.30mx1.73m)

Bathroom

7x5'8 (2.13mx1.73m)

Bedroom 1

10'5x10'2 (3.18mx3.10m)

Bedroom 2

10'4x7'9 (3.15mx2.36m)

Outside

Tenure

Buyers notes

Property misdescriptions

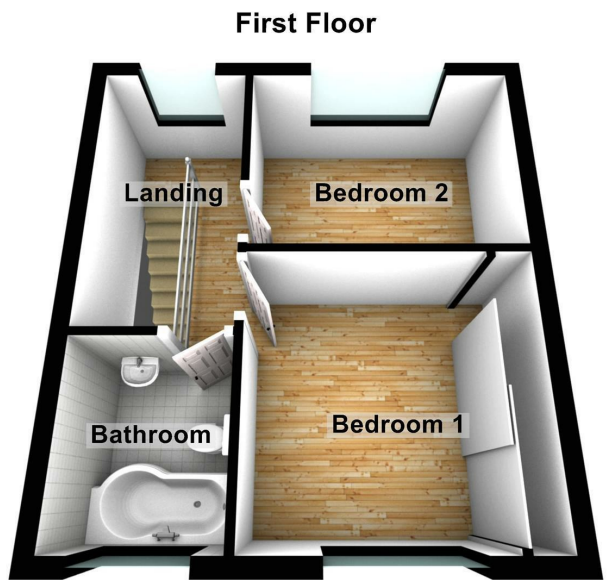
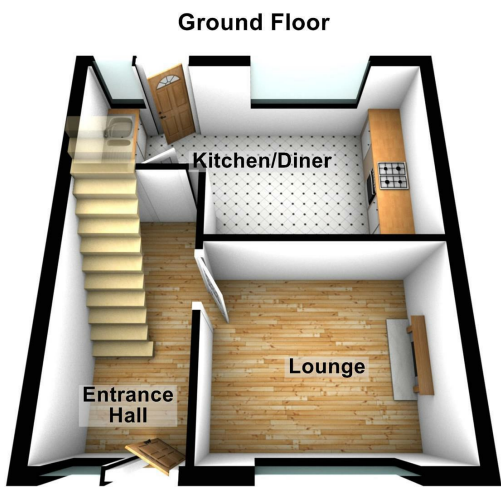


Directions

Travelling into Greyabbey from Newtownards (from Portaferry Road), turn left at the mini roundabout and number 117 is located on the right towards the end of Main Street.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
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	