



58C, Canberra Gardens,  
Newtownards, County Down, BT23  
4RN

**Asking Price: £79,950**

 **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 spacious ground floor flat in the popular West Winds area of Newtownards. The property is ideally located at the front of the estate and will appeal to an array of purchasers from first time buyers, to investors or for those looking for ground floor living. Internally the property comprises; ground floor flat access via a communal hallway, entrance hall, living room, kitchen, two bedrooms and a shower room. The property is further enhanced with a recent installed gas boiler and double glazing. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

Communal Hall Way

Entrance Hall

Kitchen

9'5" x 9' (2.87m x 2.74m)  
Luxury shaker style kitchen with an excellent range of high and level units and laminate work surfaces. Stainless steel single drainer sink unit with mixer tap. Single oven, 4 ring hob and extractor fan. Part tiled walls.

Living Room

14'11" x 12'7" (max) (4.55m x 3.84m (max))

Inner Hall

Storage cupboard.

Bedroom 1

11'7" x 11'2" (max) (3.53m x 3.4m (max))  
Built in wardrobe.

Bedroom 2

10'9" x 6'5" (3.28m x 1.96m)  
Built in wardrobe.

Shower Room

6'5" x 5'5" (1.96m x 1.65m)  
Modern white suite comprising low flush WC, vanity wash hand basin with mixer tap and enclosed shower cubicle with electric shower. Part laminate wall panelling and part tiled walls.

Heating Type

Gas fired central heating.

Glazing Type

Double glazed.

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.

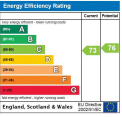
The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.