


8 Rosslyn Park, Newtownards,
County Down, BT23 8WP

Asking Price: £179,950

 **Reeds Rains**

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

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Viewing by Appointment

DESCRIPTION

Situated in the popular Stratheden Heights area of Newtownards, Reeds Rains are delighted to present for sale this well appointed three-bedroom semi-detached property offers the perfect blend of modern living and comfortable family space.

The home features a luxury fitted kitchen with contemporary units and a range of integrated appliances, ideal for everyday living and entertaining. The spacious dining areas flow naturally into a bright orangery, offering a view over the enclosed rear garden – a secure and private outdoor space, perfect for children, pets, or relaxing evenings.

Upstairs, you'll find three well-proportioned bedrooms and a modern four-piece bathroom suite, complete with both a bath and separate shower cubicle. Additional benefits include an attached garage providing secure parking or extra storage.

Located just minutes from local shops, and everyday amenities, this home is also within walking distance of the ever-popular Abbey Primary School, making it ideal for young families. With local transport links and a welcoming neighbourhood feel, this is a fantastic opportunity to secure a quality home in a prime location.

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

GROUND FLOOR

Entrance Hall

Hardwood front door and laminate flooring. Pull out storage cupboard.

Living Room

12'4" x 11'8" (Max) (3.76m x 3.56m (Max))
Laminate flooring. Open fire with mahogany

surround and marble inset and hearth.

WC

Low flush WC and vanity wash hand basin with mixer tap.

Kitchen Dining Room

18'6" x 9 (5.64m x 9)
Luxury fitted kitchen with and excellent range of high and low level units and laminate worktops. One and a half bowl stainless steel single drainer sink unit with mixer tap. Integrated fridge freezer, dishwasher, washing machine and microwave. 4 ring ceramic hob, stainless steel extractor fan and double oven. Recess spotlights. Leading to:

Orangery

12'1" x 11'10" (3.68m x 3.6m)
Laminate flooring. Gas stove with granite hearth. By folding doors to rear.

FIRST FLOOR

Landing

Hot press.

Bedroom 1

11'8" x 10'6" (Max) (3.56m x 3.2m (Max))
Built in wardrobe.

Bedroom 2

10'8" x 10'1" (3.25m x 3.07m)
Built in wardrobe.

Bedroom 3

9'6" x 7'3" (Max) (2.9m x 2.2m (Max))
Built in wardrobe.

Bathroom

8'1" x 5'6" (2.46m x 1.68m)
Modern white suite comprising low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and tiled walls. Recess spotlights and chrome towel rail.

Attached garage

Up and over door. Rear access door.

Outside

Tarmac drive to front leading to attached garage. Garden laid in lawns. Enclosed garden to rear with low maintenance artificial grass and patio area.

Heating type

Oil fired central heating.

Glazing Type

Triple 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 -

For full EPC please contact the branch.

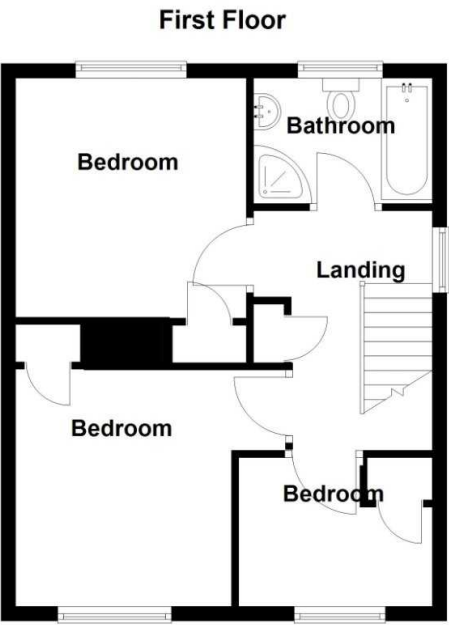
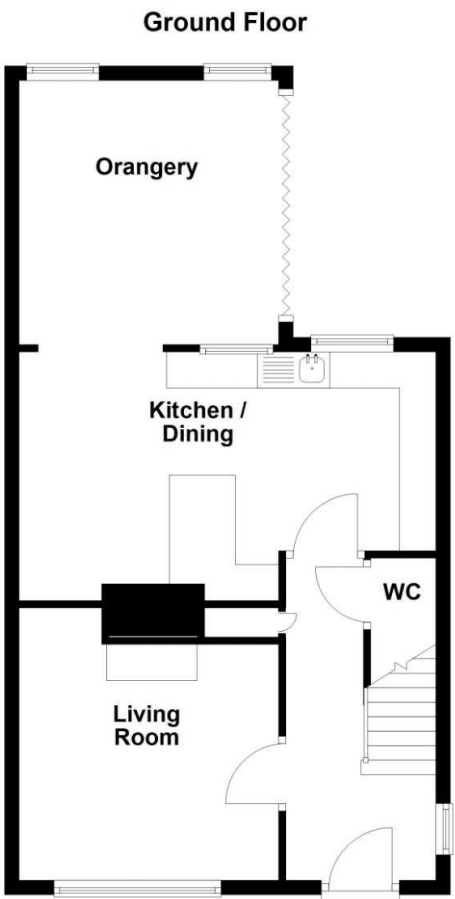
<https://www.legislation.gov.uk/ukxi/2017/692/contents>

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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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.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)