

4 McBriar Park

Carrowdore, Newtownards, BT22 2UN

Given its proximity to Strangford College, Carrowdore Primary and the local Eurospar, this modern semi detached home would make an ideal first buy or family home, especially given its 4 bedroom design.

The property is nicely presented and offers 3 first floor bedrooms, master en-suite, and a family bathroom whilst the ground floor provides a 4th bedroom, a spacious lounge, with feature multi fuel stove & patio doors to the rear garden, a kitchen/diner and a utility room plus WC.

It benefits from uPVC double glazing and oil fired central heating plus solid fuel link up via the stove.

Externally the grounds are fully enclosed, again ideal for families with children, and offer gardens in lawn, brick paved pathways and generous off street pebbled parking area to the rear.

For the price of many 3 bed properties you could get a modern home that offers that valuable additional space to future proof your purchase and potentially avoid the need for another move in the future.

Internal viewing recommended and can be arranged strictly by prior appointment via the agent.

Offers Around £185,000

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- Modern semi detached home
- Kitchen with casual dining area
- uPVC double glazing - Oil fired central heating (plus solid fuel link up)
- Convenient to Strangford College & Local Eurospar
- 4 bedrooms - 1 on ground floor - Master en-suite
- Family bathroom
- Enclosed gardens to front, side & rear with parking to rear
- Lounge with multi fuel stove
- Ground floor Utility & WC
- Nicely presented throughout

Entrance

Entrance hall

Lounge

19'3x10'8 (5.87mx3.25m)

Kitchen/diner

16'3x10'5 (4.95mx3.18m)

Utility room

6'7x5'6 (2.01mx1.68m)

WC

6'7x2'11 (2.01mx0.89m)

Bedroom 4

8'9x8'5 (2.67mx2.57m)

Landing

Bathroom

9'4x5'11 (2.84mx1.80m)

Bedroom 1

12'9x9'4 (3.89mx2.84m)

En-suite

9'4x3'2 (2.84mx0.97m)

Bedroom 2

10'9x9'1 (3.28mx2.77m)

Bedroom 3

9'9x7'5 (2.97mx2.26m)

Outside

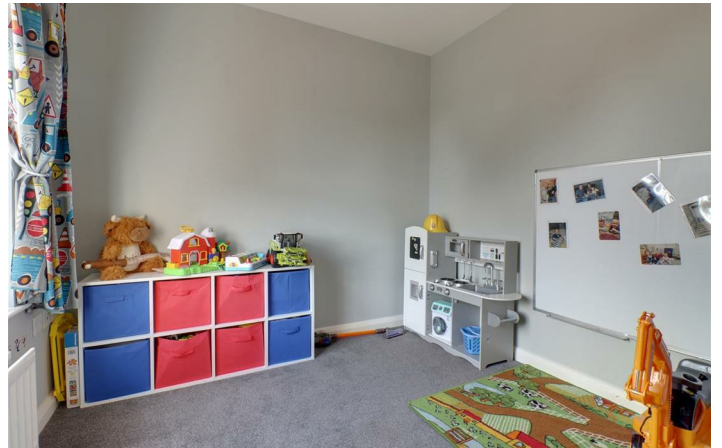
Tenure

Property misdescriptions

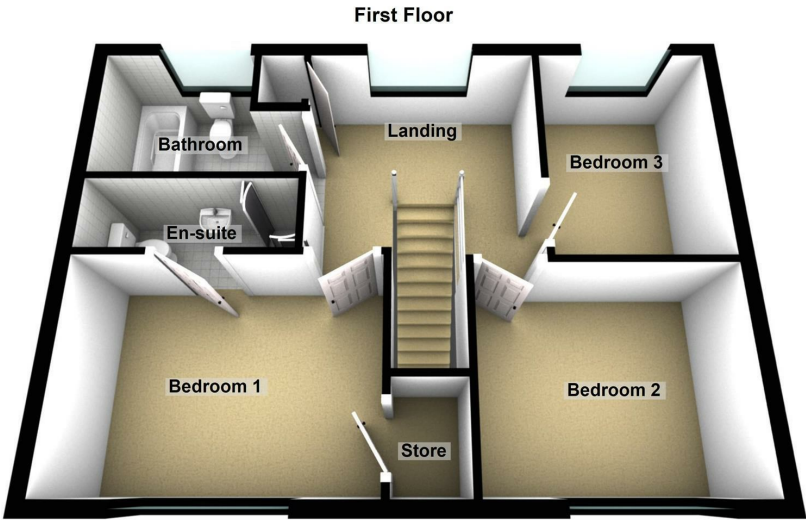
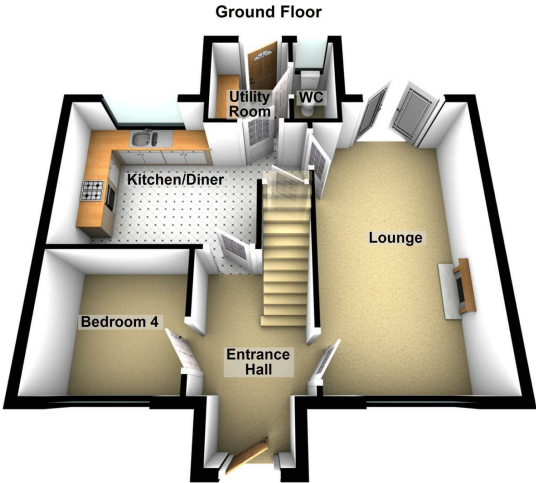


Directions

Travelling through Carrowdore village towards Millisle turn left into McBriar Meadows and number 4 is located on the left.



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 | | Current | Potential | Environmental Impact (CO ₂) Rating | | 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 | | EU Directive 2002/91/EC | | Northern Ireland | | EU Directive 2002/91/EC | |