



**Please read the “Buyers Notes” on our website prior to requesting a viewing.**



## 7 Movilla Mews , Newtownards, BT23 8WN

Try and ignore the ugly grey metal shutters (I know, not an easy task in itself) because behind them lies a good family home which offers 4 bedrooms, including a master with en-suite shower room. There is a lounge, a kitchen/diner, a utility room and a family bathroom. The original integral garage has been converted into an additional sitting room at some stage but will require a new "raised floor" to complete or could be returned to its original purpose.

It benefits from uPVC double glazing and Phoenix gas central heating.

Externally there are gardens in lawn to front and rear with pebbled driveway.

It will need a little TLC to restore it to its full potential but appears sound and remains a relatively modern property with good opportunities.

PLEASE READ THE ACCOMPANYING BUYERS NOTES CAREFULLY.

**Price £175,000**

# 7 Movilla Mews

, Newtownards, BT23 8WN



- Modern mid townhouse
- Kitchen/Diner + Utility room
- uPVC double glazing - Phoenix gas central heating
- Please see our website and "Buyers notes" for full details
- 4 bedrooms - master en-suite
- Sitting room (Former garage)
- Gardens to front & rear in lawn
- Lounge
- Family bathroom
- Pebbled driveway

## BUYERS NOTES

### Entrance

### Entrance hall

### Lounge

15'7x11'5 (4.75mx3.48m)

### Kitchen/diner

20x9'6 (6.10mx2.90m)

### Utility room

7'7x5'2 (2.31mx1.57m)

### Sitting room

17'7x9'9 (5.36mx2.97m)

### Landing

### Bathroom

8'7x6'6 (2.62mx1.98m)

### Bedroom 1

15'5x11'5 (4.70mx3.48m)

### En-suite shower room

6'8x4'11 (2.03mx1.50m)

### Bedroom 2

13'2x9'9 (4.01mx2.97m)

### Bedroom 3

9'9x8'7 (2.97mx2.62m)

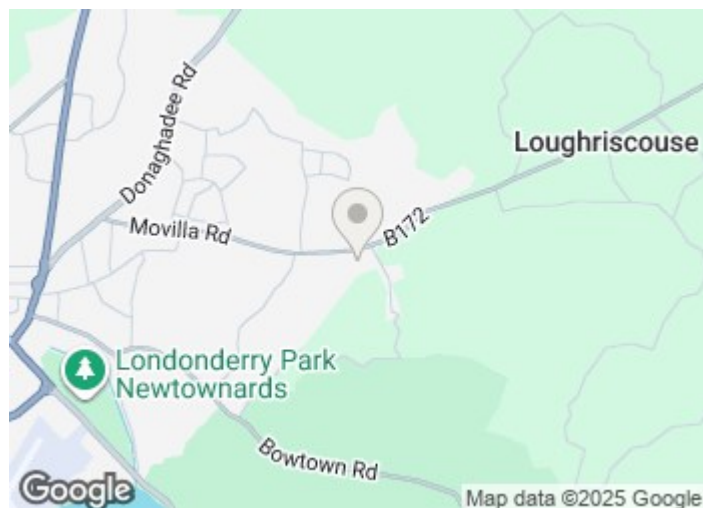
### Bedroom 4

8'7x8'6 (2.62mx2.59m)

### Outside

## Tenure

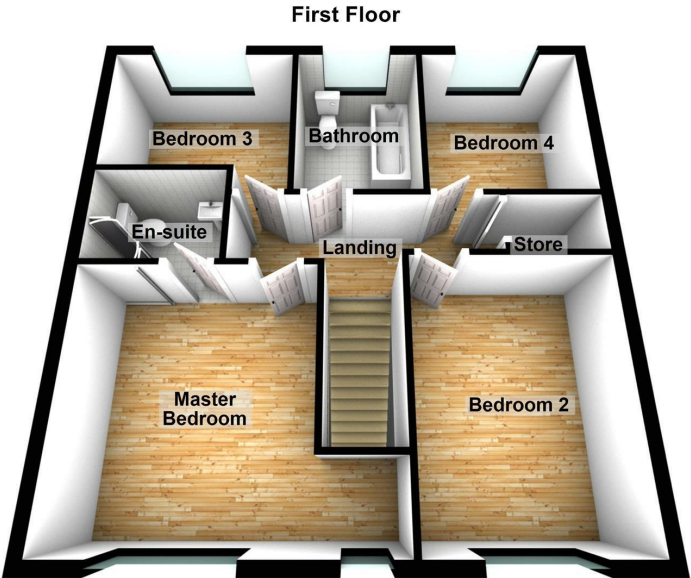
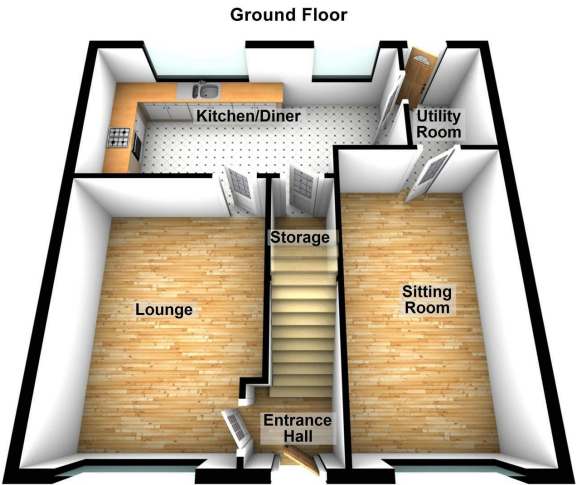
## Property misdescriptions



## Directions



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.

