

9 Abbeydale Drive , Newtownards, BT23 8RU

Set aside any misconceptions that you may have about this being a 3 bed split level bungalow because the extension which the present long term owners have undertaken makes this an excellent detached family home that fully justifies the asking price.

The property now offers 4 double bedrooms, including a master with en-suite shower room, a luxury modern bathroom, with freestanding oval bath and separate walk in shower, a spacious lounge, with multi fuel stove and a modern kitchen with dining area, plus a study and utility cupboard. Entering through the front door the 4th bedroom is immediately to the right with the remainder of the accommodation on a single level a half flight of stairs above. The property benefits from uPVC double glazing & fascia and Phoenix gas central heating. There is also ample built in storage in the property and a basement garage. Externally there is a tarmac driveway to the front plus a small garden with artificial grass and a fully landscaped and level private patio garden to the rear.

This is an excellent family home that must be viewed to be fully appreciated so contact the agent today to avoid disappointment. No callers without prior appointment.

Offers Around £285,000

9 Abbeydale Drive

, Newtownards, BT23 8RU



- Detached & extended split level home
- Beautifully presented throughout
- 4 double bedrooms - master en-suite
- Lounge with multi fuel stove
- Modern kitchen with dining area
- Luxury bathroom with bath & separate shower
- Basement garage with tarmac parking area
- uPVC double glazing -Phoenix gas central heating
- Low maintenance gardens & patio to front, side & rear
- Please see our website for full details

Entrance

Entrance Hall

Gallery Landing

Kitchen/Dining Area

26'2" x 72'2" (8 x 22)

Lounge

59'0" x 39'4" (18 x 12)

Bathroom

26'2" x 3'3" x 32'9" (8'1 x 10)

Bedroom 1

32'9" x 32'9" x 49'2" x 3'3" (10'10 x 15'1)

En-suite shower room.

11x4 (3.35mx1.22m)

Study

13'1" x 6'6" x 9'10" x 19'8" (4'2 x 3'6)

Bedroom 2

36'1" x 26'2" x 22'11" (11 x 8'7)

Bedroom 3

26'2" x 36'1" x 22'11" x 22'11" (8'11 x 7'7)

Bedroom 4

32'9" x 36'1" (10 x 11)

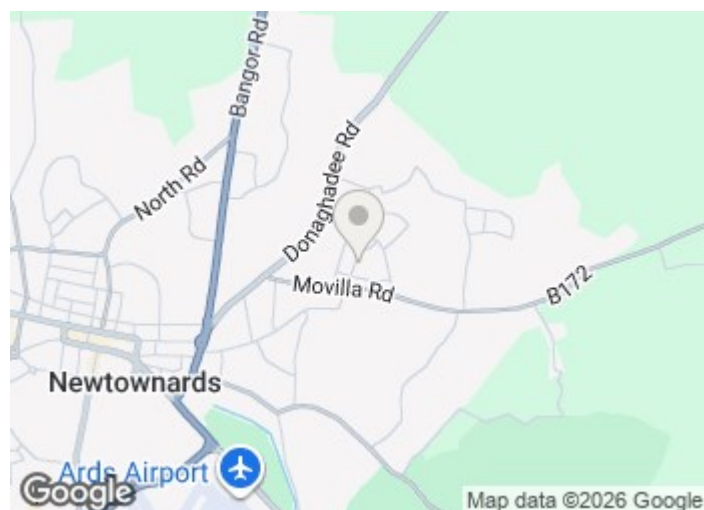
Basement garage

27'6x8'11 (8.38mx2.72m)

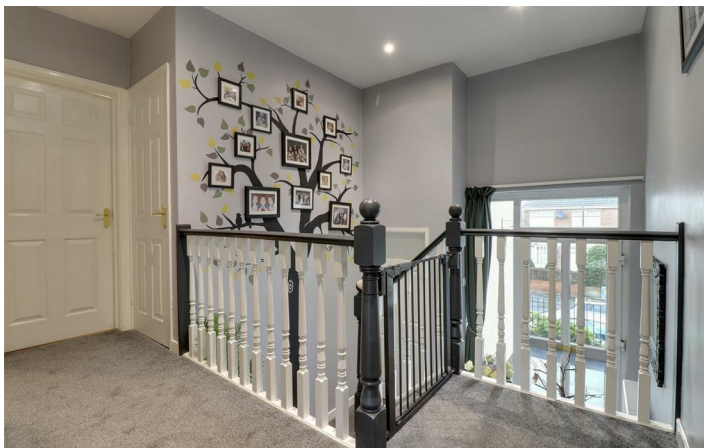
Outside

Tenure

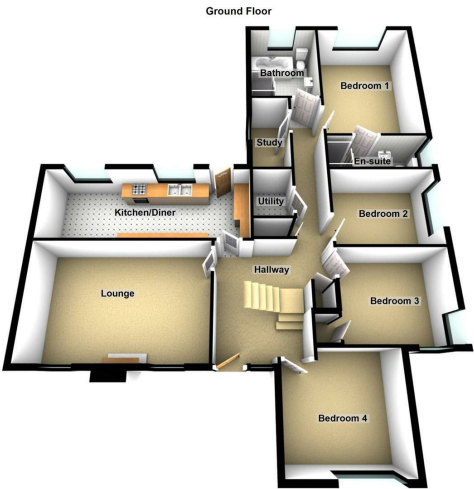
Property misdescriptions



Directions



Floor Plan





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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		