

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

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)

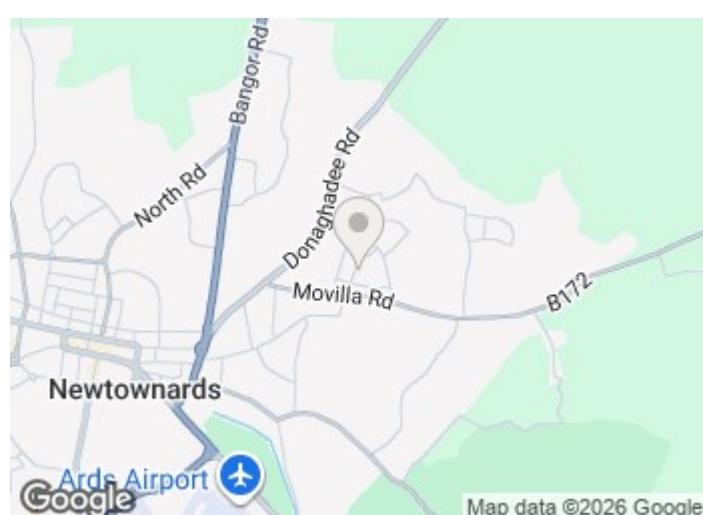
Basement garage

27'6" x 8'11" (8.38mx2.72m)

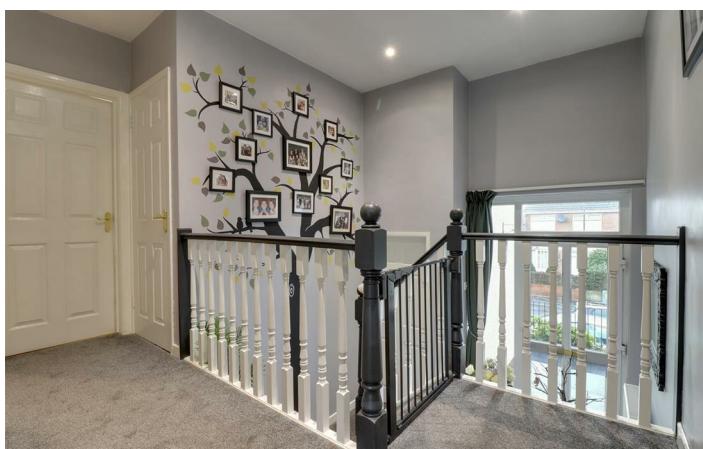
Outside

Tenure

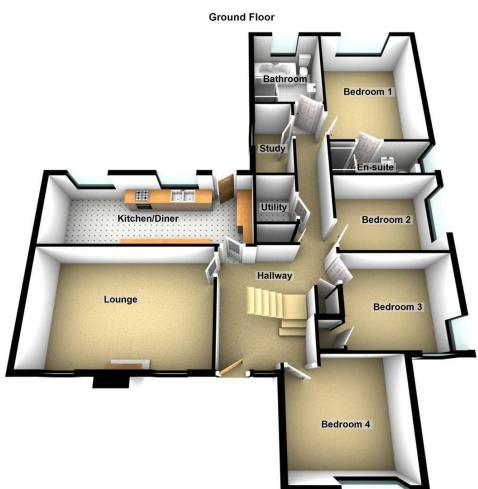
Property misdescriptions



Directions



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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