

1 Strangford Heights , Newtownards, BT23 8ND

Located on an elevated site with lovely views across Newtownards towards Strangford Lough and Scrabo Hill, this semi detached home has also been elevated to an exceptional standard by its present owners and would make an enviable first or subsequent home.

The property is beautifully presented throughout and offer 3 first floor bedrooms, all with built in storage, a luxury kitchen and bathroom, plus a useful ground floor WC, and a lovely lounge with dining area. It is walk in ready with nothing for the eventual purchase to do except move in and enjoy. It benefits from uPVC double glazing and fascia, a modern composite front door and Phoenix gas central heating whilst, externally, there is a detached garage with tarmac driveway, an enclosed rear yard, and a garden to the front in lawn with mature shrubs.

The steps and driveway may prove to be an impediment to some but once inside this property is top notch. Early internal viewing is highly recommended to avoid the disappointment of missing out.

Offers Around £195,000

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- Beautifully presented semi detached home
- Spacious lounge with dining area
- Gas fired central heating - uPVC double glazed with composite front door
- Please see our website for full details
- Elevated site with views over Scrabo Tower and Stangford Lough
- Modern fitted kitchen with under pelmet lighting
- Detached garage with light & power & tarmac driveway
- 3 bedrooms - Master bedroom with built in storage
- Modern fully tiled bathroom
- Enclosed paved rear garden plus garden to front

Entrance

Entrance Hall

Lounge with dinning area

23'10x12'3 (7.26mx3.73m)

Kitchen

8'6x11'7 (2.59mx3.53m)

WC

5x6'1 (1.52mx1.85m)

Landing

Bathroom

5'11x8'3 (1.80mx2.51m)

Bedroom 1

12'6x8'4 (3.81mx2.54m)

Bedroom 2

11'10x7'11 (3.61mx2.41m)

Bedroom 3

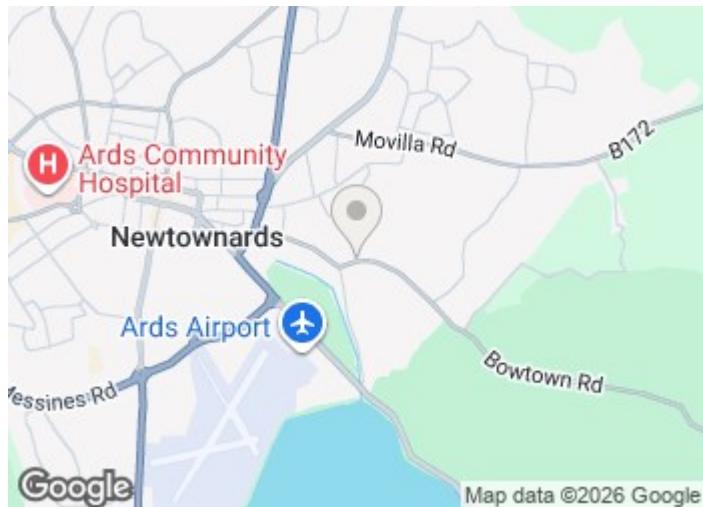
Outside

Garage

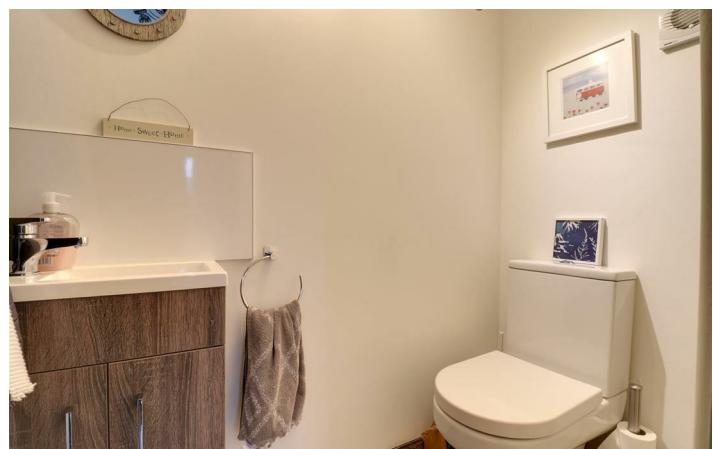
20x11'3 (6.10mx3.43m)

Tenure

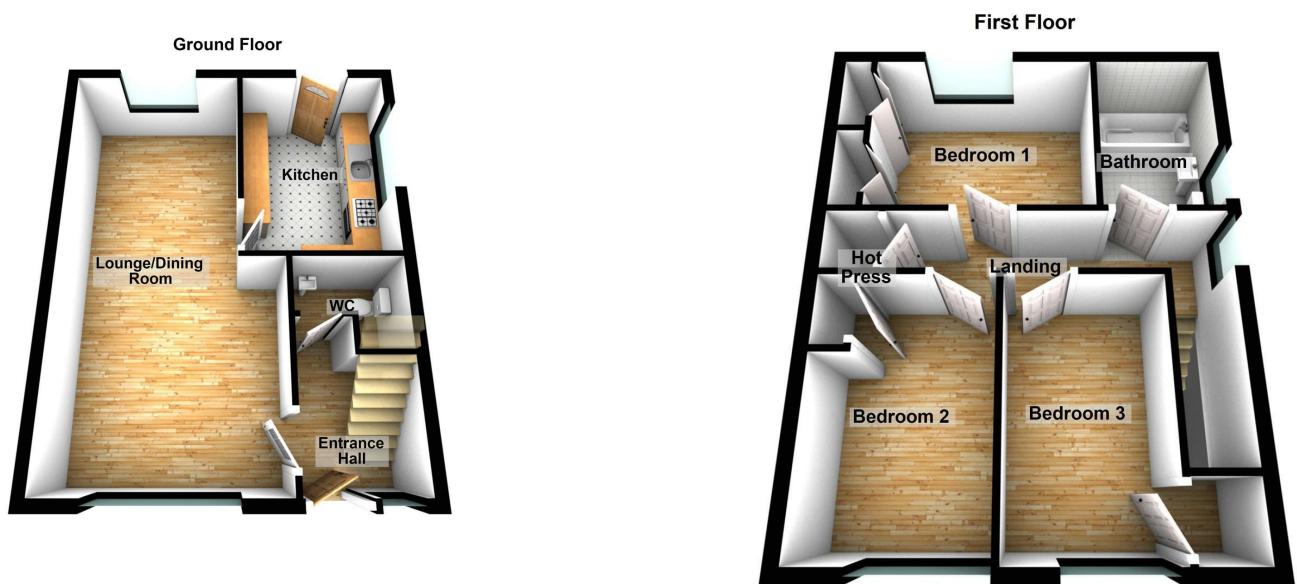
Property misdescriptions



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.

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	