

## 3 Burnreagh Court , Newtownards, BT23 8UE

At a time of rapidly rising property prices in the area it's great to be able to introduce to the market a semi detached home at a very affordable price. The property offers 3 bedrooms, a lounge, with open fire space, kitchen/diner and family bathroom. It benefits from uPVC double glazed windows and Phoenix gas central heating whilst, externally, there is a brick paved driveway and gardens to both front & rear. A little vision and some thought and you could have a very appealing home convenient to both Castle Gardens and Abbey Primary Schools and the wide range of excellent shops and amenities in Newtownards town. First buy, fresh start or buy to let - the decision is yours.

**Offers Around £119,950**

# 3 Burnreagh Court

Newtownards, BT23 8UE



- Affordable semi detached home
- Kitchen with casual dining area
- Phoenix gas central heating
- Please see our website for full details.

- 3 bedrooms

- Family bathroom

- Gardens to front & rear

- Lounge with feature fireplace
- uPVC double glazed windows
- Brick paved driveway

## Entrance

## Bedroom 2

8'2x10'7 (2.49mx3.23m)

## Entrance Hall

## Bedroom 3

9'5x6'11 (2.87mx2.11m)

## Lounge

## Outside

11'8x12'5 (3.56mx3.78m)

## Tenure

## Kitchen/Diner

## Property misdescriptions

10'6x15'10 (3.20mx4.83m)

## Rear Porch

## Tenure

3'8x4'10 (1.12mx1.47m)

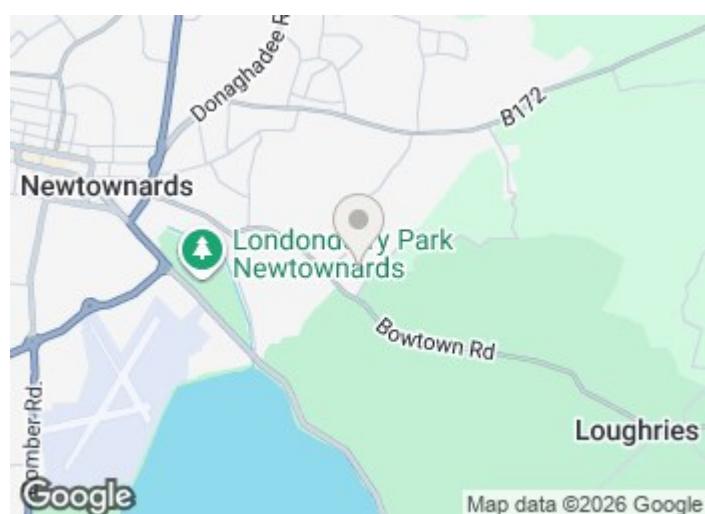
## Landing

## Bathroom

7'3x7'8 (2.21mx2.34m)

## Bedroom 1

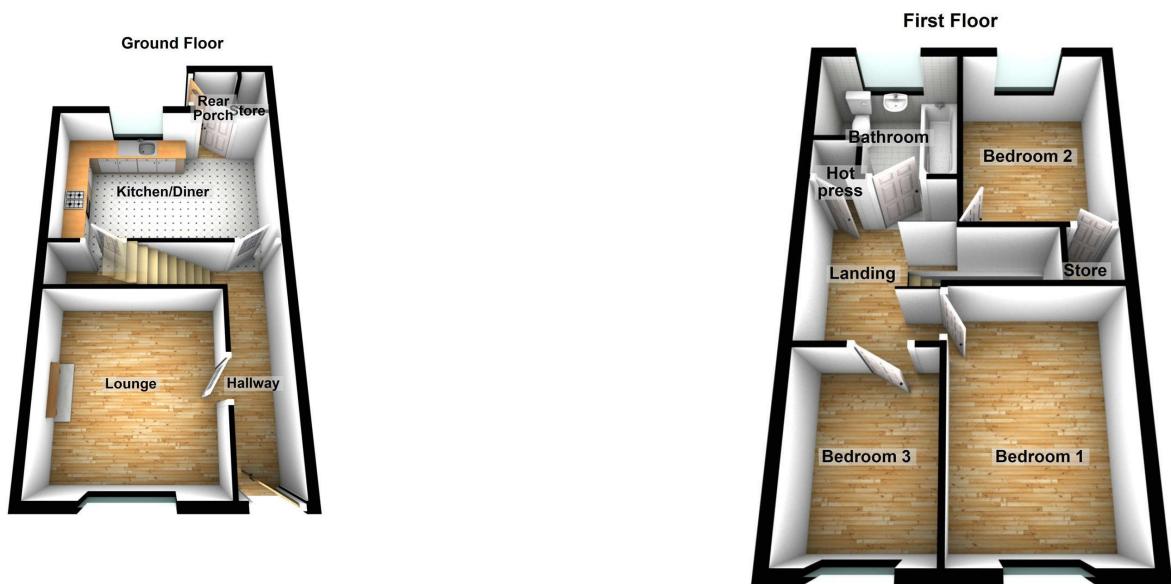
12'6x8'7



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	