



71A Movilla Road , Newtownards, BT23 8EZ

Attention First time buyers, Fresh starters and property investors - this could be your ideal purchase!

Beautifully modernised and refreshed the property offers an open plan lounge/kitchen/dining area and an attached conservatory plus 2 bedrooms and a bathroom on the first floor. It benefits from uPVC double glazing and Phoenix gas central heating and is presented in modern finishes and fresh decor - a genuine opportunity to purchase an affordable and practical first home.

Externally the modern finishes continue with a generous brick paved driveway to the front and a fully enclosed, paved patio garden to the rear - Low maintenance is the key word here.

It is located close to highly regarded local primary schools, shops and within easy commuting distance of Newtownards, Bangor, Belfast and beyond. An early appointment to view is highly recommended.

Offers Around £129,950

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- Modern "Quad style" townhouse - Ideal first home, fresh start of Buy to let.
- Open plan Lounge/Kitchen/Dining area
- Modern bathroom
- Please see our website for full details.
- Beautifully presented and modernised throughout
- Recently upgraded kitchen
- uPVC double glazing - Phoenix gas central heating
- 2 bedrooms
- Conservatory
- Brick paved driveway - Paved and enclosed yard to rear

Entrance

Tenure

Lounge/kitchen/dining room

16'6x16'6 (5.03mx5.03m)

Property misdescriptions

Conservatory

10'2x9'4 (3.10mx2.84m)

Landing

Bathroom

6'3x5'6 (1.91mx1.68m)

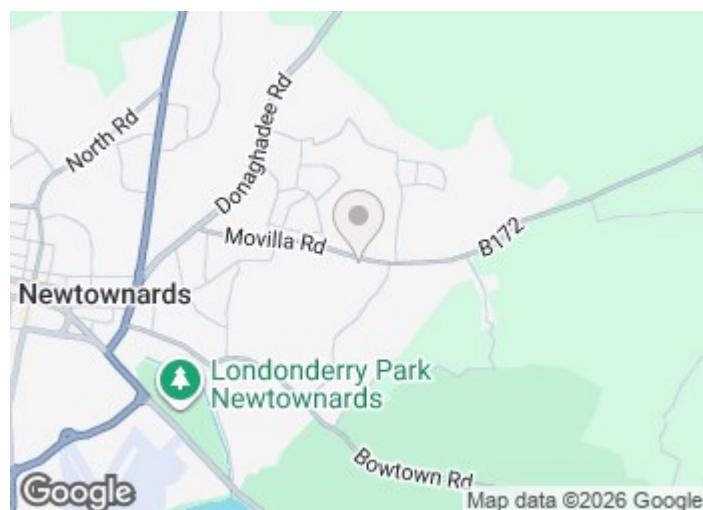
Bedroom 1

12'9x8'4 (3.89mx2.54m)

Bedroom 2

9'9x9 (2.97mx2.74m)

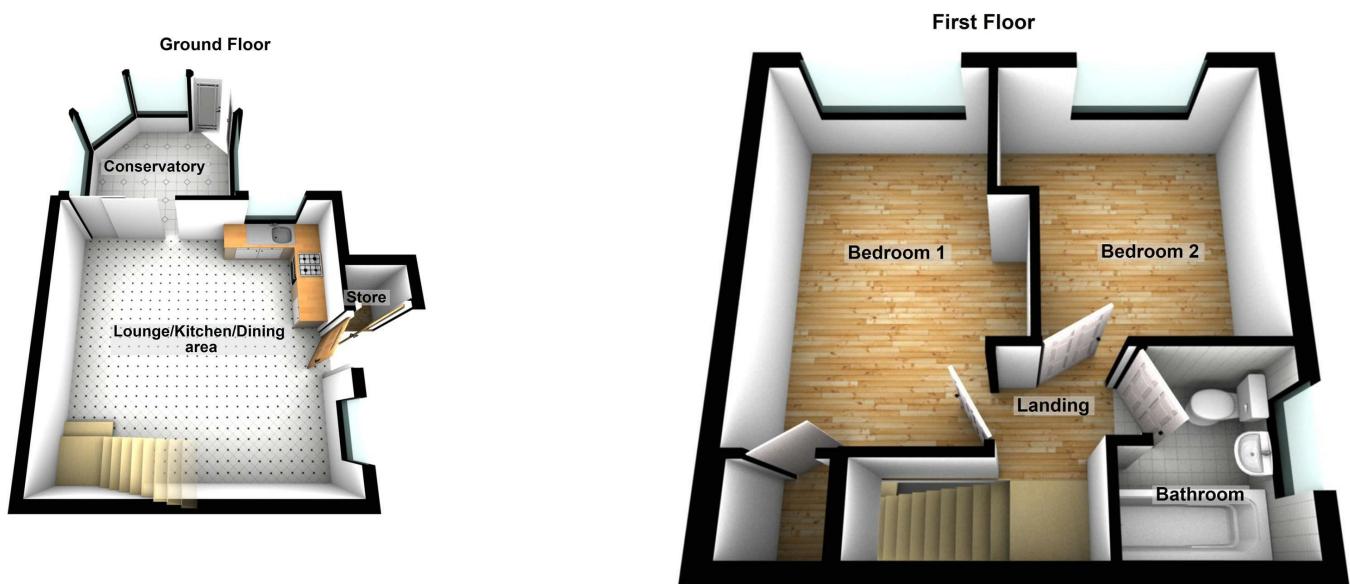
Outside



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	