

24 Movilla Mews , Newtownards, BT23 8WN

Located in the popular "Movilla Mews" development, close to Hillmount Garden Centre, Rivenwood Development and Abbey Primary School, this modern end townhouse could be all the home you need, especially as it offers that elusive 4th bedroom at a very affordable price.

The property is of relatively modern build and includes a spacious lounge, with feature fireplace, and an equally spacious kitchen/diner plus a family bathroom. The 4th bedroom offers versatility and is currently utilised as a walk in dressing room but could easily be a home office or gaming room if not immediately required as a bedroom.

The property benefits from uPVC double glazing and Phoenix gas central heating whilst, externally, there are gardens in lawn to both front & rear with a paved patio, pebbled driveway and countryside views to the rear.

As a first home or a first step up the property ladder this property makes a lot of sense so we recommend an early appointment to view.

Offers Around £189,950

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, Newtownards, BT23 8WN



- Spacious End Townhouse
 - Kitchen with dining area
 - Pebbled driveway to side
 - 4 bedrooms - Master en-suite
 - Family bathroom
 - uPVC double glazing - Phoenix gas central heating
 - Lounge with feature fireplace
 - Gardens front & rear in lawn
 - Countryside aspect to rear
- Please see our website for full details

Entrance

Entrance hall

Lounge

18x14'4 (5.49mx4.37m)

Kitchen/diner

17'10x12'4 (5.44mx3.76m)

Landing

Bathroom

6'6x6'3 (1.98mx1.91m)

Bedroom 1

13'3x9'8 (4.04mx2.95m)

En-suite

8'11x3 (2.72mx0.91m)

Dressing room/Bedroom 4

8'8x7'8 (2.64mx2.34m)

Bedroom 2

9'4x7'8 (2.84mx2.34m)

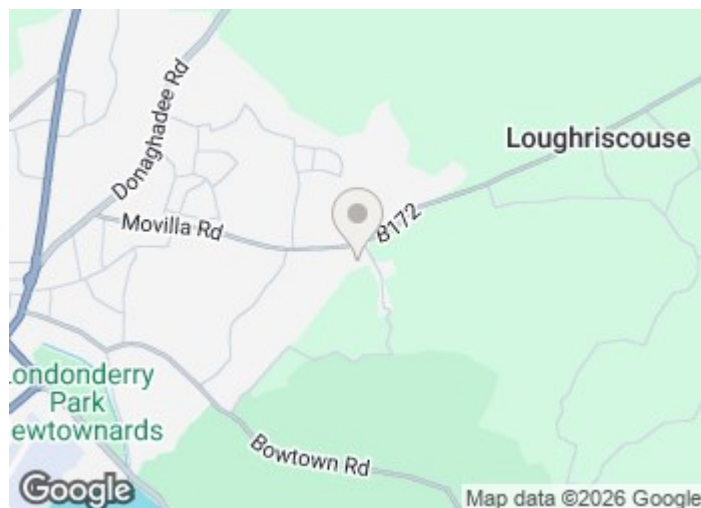
Bedroom 3

9'10x9'4 (3.00mx2.84m)

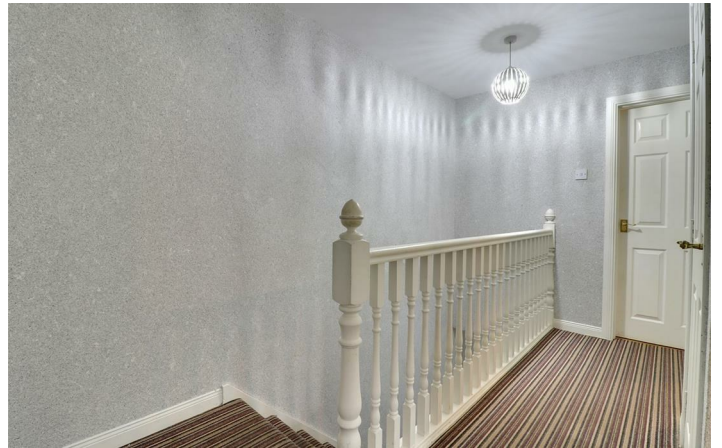
Outside

Tenure

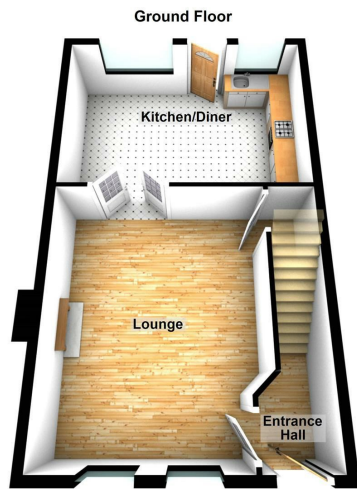
Property misdescriptions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (82 plus) A | | | |
| (81-91) B | | | | (69-81) B | | | |
| (69-80) C | | | | (55-68) C | | | |
| (55-68) D | | | | (39-54) D | | | |
| (39-54) E | | | | (21-38) E | | | |
| (21-38) F | | | | (11-20) F | | | |
| (1-20) G | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| Northern Ireland | | EU Directive 2002/91/EC | | Northern Ireland | | EU Directive 2002/91/EC | |