



18 Rosevale Avenue , Newtownards, BT23 7BL

"Do you have any bungalows?" When we're asked this what people actually mean is the "Right kind of bungalow" - level site, good condition, walk in ready, well proportioned, etc. so welcome to 18 Rosevale Avenue, Newtownards - a beautifully modernised and presented detached bungalow that ticks all the boxes. Located just off the Bangor Road in Newtownards and ready for immediate occupation, the property boasts an open plan lounge/kitchen/dining room, with modern fitted kitchen and feature fireplace, 3 well proportioned bedrooms and a lovely modern shower room. Everything has been beautifully refreshed and presented to a lovely neutral but modern standard.

It benefits from uPVC double glazing & fascia plus oil fired central heating and also boasts a tarmac driveway leading to a detached garage. The gardens to front and rear are low maintenance so potentially this property is best suited to someone planning for their retirement years or those with restricted mobility.

An early appointment to view is essential to fully appreciate this lovely home and avoid the disappointment of missing out.

Offers Around £275,000

18 Rosevale Avenue , Newtownards, BT23 7BL



- Beautifully modernised detached bungalow
- 3 bedrooms
- Modern fitted kitchen
- Modern shower room
- uPVC double glazing & fascia - Oil fired central heating
- Low maintenance gardens front & rear
- Please see our website for full details.
- Open plan lounge/kitchen/diner with feature fireplace
- Detached garage with tarmac driveway
- Ideal location close to Newtownards town & Bangor City

Entrance

Detached garage

Entrance hall

17x10 (5.18mx3.05m)

13'5x9 (4.09mx2.74m)

Outside

Lounge/kitchen/diner

Tenure

31'1x15 (9.47mx4.57m)

Property misdescriptions

Shower room

6'11x6'7 (2.11mx2.01m)

Bedroom 1

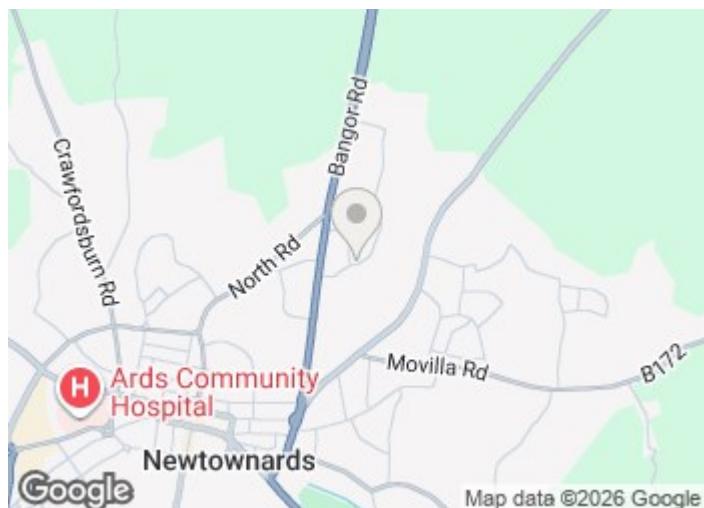
10x10 (3.05mx3.05m)

Bedroom 2

10x9'6 (3.05mx2.90m)

Bedroom 3

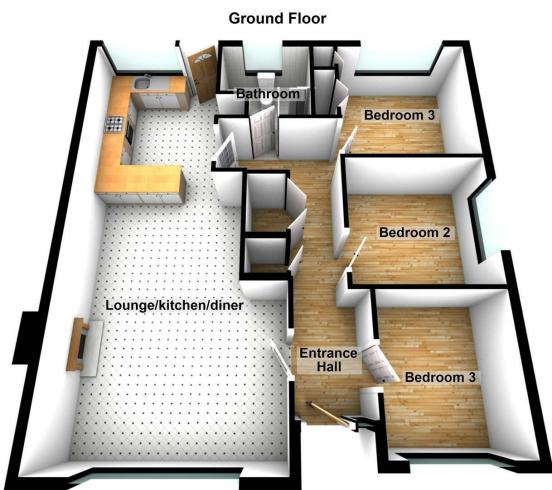
10x8'6 (3.05mx2.59m)



Directions



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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	