



## 2 Korona Park , Newtownards, BT23 4BU

"It says a lot about a home when it has been owned by the same family for over 50 years from new. It has been well cared for and loved over that time and holds a lifetime of memories for the family. It's time now for a new owner, a new family perhaps or a retired couple, to take ownership, make it their own and make new memories."

It offers 3 bedrooms, master with range of built in furniture, a spacious lounge, with tiled fireplace and fire space behind, a fresh kitchen/diner and a relatively modern shower room. Some of the decor would benefit from a refresh but this is a property that has been loved and not abused so a little time and effort in this area will reap rewards and allow you to put your own stamp on it.

It benefits from uPVC double glazing & fascia and Phoenix gas central heating. Externally it enjoys a generous corner site with gardens to front, side & rear plus paved patio and tarmac driveway, plus a pleasant outlook to the front. There is room for a garage if required (plans previously passed) or to convert the roof space as others have done in the area (subject to relevant consents).

A great opportunity and a realistic asking price so call us today to book a personal viewing.

**Offers Over £175,000**



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- Charming semi detached bungalow
- Kitchen with casual dining area
- Gardens to front, side & rear with paved patio
- Please see our website for full details
- 3 bedrooms
- Modern shower room
- Tarmac driveway
- Lounge with vacant fire space
- uPVC double glazing & fascia - Phoenix gas central heating
- Lovely end of cul de sac location

### Entrance

### Hallway

19'6x5'5 (5.94mx1.65m)

### Lounge

16'2x12'9 (4.93mx3.89m)

### Kitchen/diner

12'9x11 (3.89mx3.35m)

### Shower room

8x5 (2.44mx1.52m)

### Bedroom 1

11x11 (3.35mx3.35m)

### Bedroom 2

11x7'11 (3.35mx2.41m)

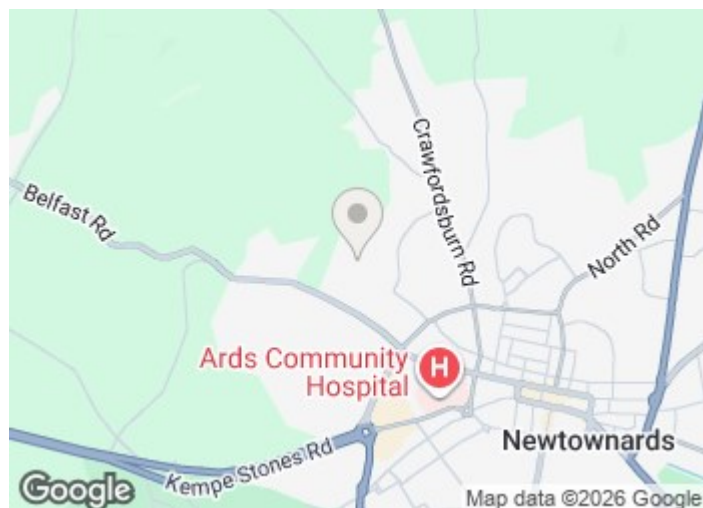
### Bedroom 3

8'6x7'10 (2.59mx2.39m)

### Outside

### Tenure

### Property misdescriptions



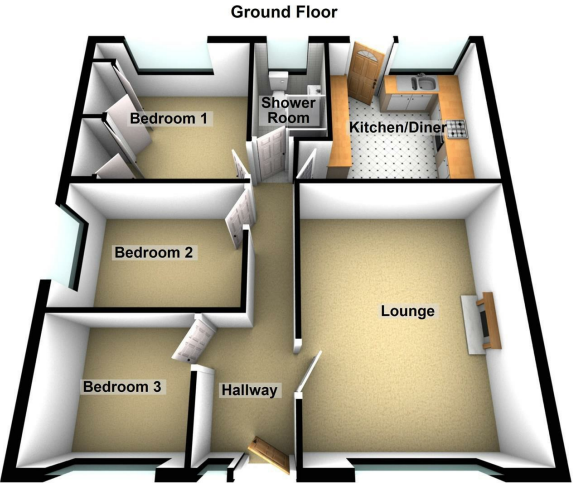
### Directions







Floor Plan





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