

## 25 Cairndore Walk , Newtownards, BT23 8PE

"Not afraid of some work and want a property that you can add value to? Check out 25 Cairndore Walk. A 4 bedroom semi detached home (master en-suite) with integral garage at a very realistic price for its condition."

Located in what remains one of Newtownards most sought after locations, this generous semi detached home is just crying out for some TLC. The property offers 4 bedrooms (master en-suite), a lounge with feature fireplace, a kitchen with dining area, a family bathroom and an integral garage. The kitchen ceiling has suffered some damage due to a leaking shower tray above and it has some wear and tear but it has the bones of a good home and those 4 bedrooms offer real versatility and convenience, as does the integral garage. Additionally there are gardens front and rear in lawn with covered decking area. The property benefits from uPVC double glazing and Phoenix gas central heating and would make an excellent family home with a little time and effort.

The property is "sold as seen" and no remedial works or further clearance will take place prior to sale. No offers accepted without prior viewing and proof of finance.

**Price £180,000**

# 25 Cairndore Walk , Newtownards, BT23 8PE



- Generous semi detached home of approx. 1,400 sq.ft.
- Lounge with feature fireplace
- Integral garage
- Please see our website for full details
- Ideal renovation project with scope to add value
- Kitchen with dining area
- uPVC double glazing - Phoenix gas central heating
- 4 bedrooms - master en-suite
- Family bathroom
- Gardens front & rear in lawn with timber decking

## Entrance

## Entrance hall

## Lounge

16'3x13'3 (4.95mx4.04m)

## Kitchen/diner

27'1x11'2 (8.26mx3.40m)

## Landing

## Bathroom

11'3x9'6 (3.43mx2.90m)

## Bedroom 1

14x9'11 (4.27mx3.02m)

## En-suite shower room

7'4x6'5 (2.24mx1.96m)

## Bedroom 2

13'10x9'6 (4.22mx2.90m)

## Bedroom 3

9'10x7'8 (3.00mx2.34m)

## Bedroom 4

11'3x6'7 (3.43mx2.01m)

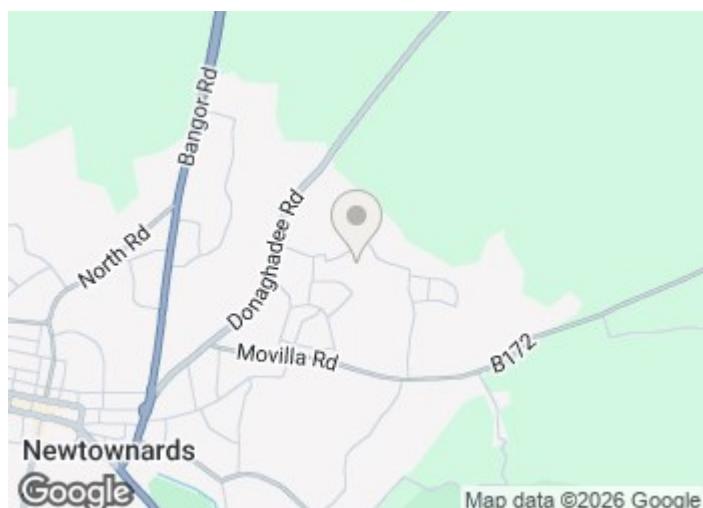
## Integral garage

13'10x9'6 (4.22mx2.90m)

## 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 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<br>(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<br>(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 |           |