



14 Whitethorn Mews , Newtownards, BT23 8WU

"Given the choice, wouldn't we all prefer a detached home? No worries about noisy neighbours and no shushing the kids every five minutes."

This modern detached home offers that additional comfort of a detached home in a pleasant setting and is nicely presented throughout. It is currently presented as a 2 bedroom property, with two very nicely proportioned bedrooms and a modern family bathroom on the first floor. It could easily be converted to a 3 bedroom layout with the erection of a stud wall in the front bedroom if needs dictated this. The ground floor offers a pleasant lounge with feature fireplace and a well proportioned kitchen/diner in a modern style. It benefits from uPVC double glazing & Phoenix gas central heating. Externally the property boasts a fully paved and private rear patio garden with a garden room/home office (light, heat and power), plus a generous lean-to storage room/bar/workshop, whilst there is a pebbled driveway and parking area to the front.

Something different yet something that may be perfectly suited to you so call us today to book an internal viewing and see this lovely home for yourself.

Offers Around £199,950

14 Whitethorn Mews

, Newtownards, BT23 8WU



- Modern detached home
- Kitchen with dining area
- Fully paved rear patio with lean-to storage shed
- Please see our website for full details.
- 2 large double bedrooms
- Modern bathroom
- Pebbled driveway with ample parking
- Lounge with feature fireplace
- Garden room/Home office
- uPVC double glazing - Phoenix gas central heating

Entrance

Entrance Hall

Lounge

13'5x12'9 (4.09mx3.89m)

Kitchen/Diner

10'6x16'4 (3.20mx4.98m)

Landing

Bathroom

6'7x7'5 (2.01mx2.26m)

Bedroom 1

10'6x16'4 (3.20mx4.98m)

Bedroom 2

13'7x9'5 (4.14mx2.87m)

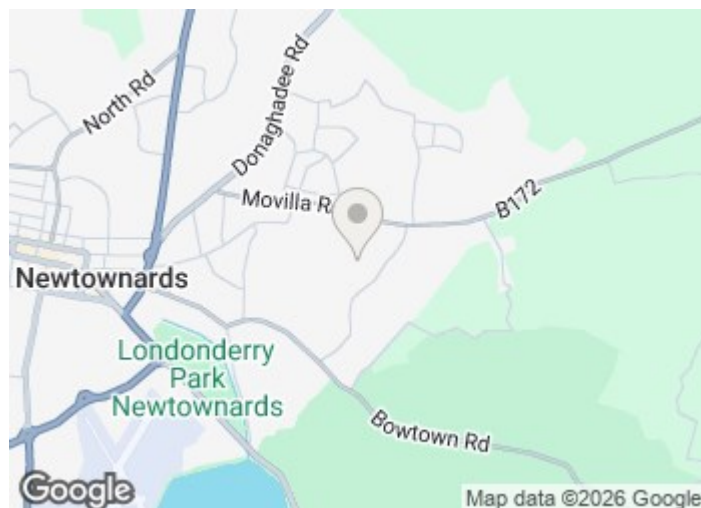
Garden Room

9'3x7'5 (2.82mx2.26m)

Outside

Tenure

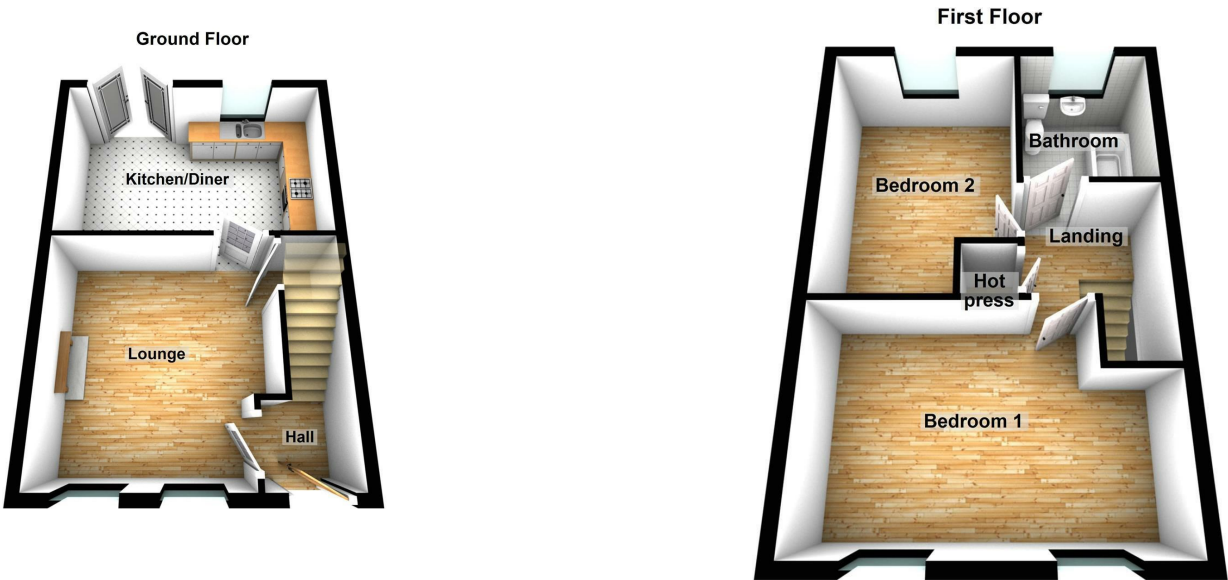
Property misdescriptions



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