

## 17 Glenmount Drive , Newtownards, BT23 4YS

Located in this highly sought after residential area on the Belfast side of town, this semi detached home has undergone significant changes in recent times and now offers around 1,250 sq.ft. of space and up to 4 bedrooms.

The centrepiece of the home is the modern kitchen/diner, with luxury quartz worktops and separate utility room, which is open plan to a large conservatory with garden views. There is a modern bathroom on the ground floor, with bath and separate shower, and a formal lounge, with multi fuel stove. There are two bedrooms on the ground floor plus two on the first floor, including one with an en-suite WC. Externally there is a tarmac driveway and a fully enclosed rear garden, which catches the southern sun throughout most of the day, and a lovely brick paved patio.

The property benefits from uPVC double glazing & fascia and oil fired central heating plus solar panels to the rear which, we are advised by the owner, produce an annual income in the region of £1,000 per annum. An affordable family home in a lovely setting, with excellent views across the town towards Strangford Lough, and ease of access for Newtownards, Belfast or Bangor, this is a property that must be viewed to be appreciated.

**Offers Around £225,000**

# 17 Glenmount Drive , Newtownards, BT23 4YS



- Beautifully presented & reconfigured semi detached home
- Large conservatory open plan to kitchen/diner
- Oil fired central heating - uPVC double glazing - Solar panels with income
- Please see our website for full details
- Versatile accommodation - up to 4 bedrooms with 2 on ground floor
- Lounge with multi fuel stove
- Gardens to front & rear in lawn with paved patio and tarmac driveway
- Modern 'Shaker style' kitchen/diner
- Ground floor family bathroom - Master bedroom with ensuite WC
- Located in a much sought after area of Newtownards with lovely views

## Entrance

## Hallway

## Kitchen/Diner

14x10'10 (4.27mx3.30m)

## Conservatory

15'9x10'8 (4.80mx3.25m)

## Utility Room

7'7x7'5 (2.31mx2.26m)

## Lounge

16'3x12'7 (4.95mx3.84m)

## Bathroom

10'9x9'2 (3.28mx2.79m)

## Bedroom 1

11'2x8'1 (3.40mx2.46m)

## Bedroom 2

7'9x8'6 (2.36mx2.59m)

## Landing

## Bedroom 3

11'4x13'4 (3.45mx4.06m)

## WC

3'10x5'8 (1.17mx1.73m)

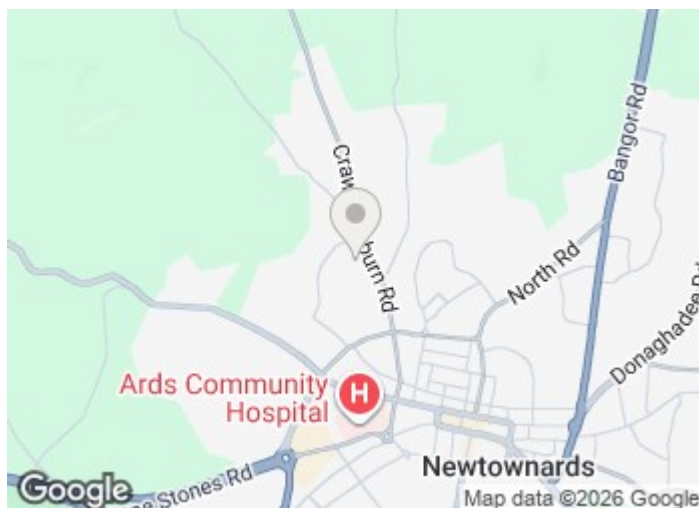
## Bedroom 4

8'3x11'10 (2.51mx3.61m)

## Outside

## Tenure

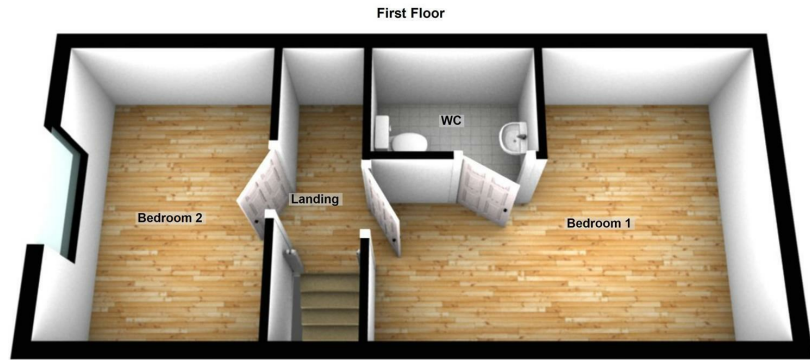
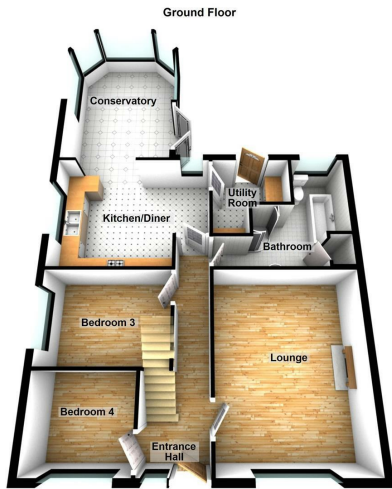
## Property misdescriptions



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