



## 1 Rose Park , Newtownards, BT23 8HQ

A simple and straightforward detached bungalow in a prime residential cul de sac of similar homes.

This property offers a lounge with Scrabo stone fireplace, a kitchen/diner, a shower room, a conservatory and 3 bedrooms plus a detached garage.

The property will require modernisation and refurbishment so you should reasonably anticipate re-wiring. Re-plumbing and a thorough check of the central heating system. Complete strip out and re-decoration. New kitchen. New bathroom. Some double glazing units require replacement.

Although a formal survey has not been conducted by ourselves or the seller a general damp metre inspection has been carried out with NO raised readings found in any external walls. Buyers may note a gas boiler to the rear of the property but there is no gas supply to the property and the heating is currently via an Oil fired boiler.

Externally there are gardens to front & rear and a paved driveway.

**Price £190,000**

# 1 Rose Park

, Newtownards, BT23 8HQ



- Detached bungalow - In need of modernisation
- Kitchen
- Detached garage
- See our website for full details
- 3 Bedrooms
- Conservatory
- Gardens to front and rear
- Lounge with Scrabo stone fireplace
- Bathroom
- Oil fired central heating - Mostly uPVC double glazed

## Entrance

4'5x3'3 (1.35mx0.99m)

## Hallway

## Lounge

15'10x11'8 (4.83mx3.56m)

## Kitchen

10'9x11'8 (3.28mx3.56m)

## Conservatory

15x9'7 (4.57mx2.92m)

## Bathroom

6'10x7'9 (2.08mx2.36m)

## Bedroom 1

10'2x11'10 (3.10mx3.61m)

## Bedroom 2

10'11x10'2 (3.33mx3.10m)

## Bedroom 3

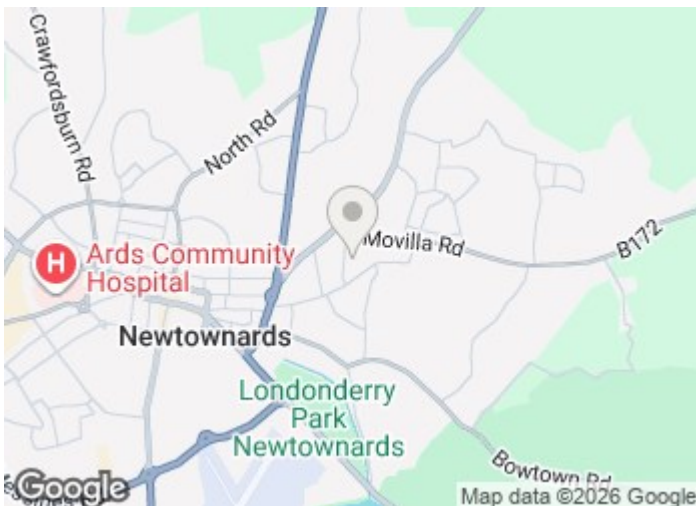
11'5x10'2 (3.48mx3.10m)

## Garage

19'3x15'2 (5.87mx4.62m)

## Outside

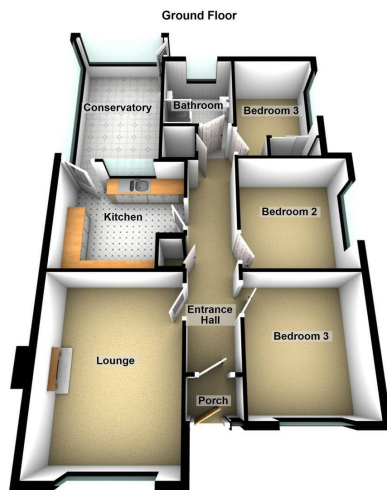
## Property misdescriptions



## Directions



## Floor Plan

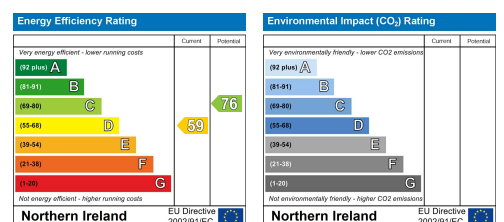


**NIMortgages.com**  
Your Local Mortgage Experts

**First home or 21<sup>st</sup> home, call us for expert advice on all your mortgage options.**

**02891 828100**

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.



61 High Street, Newtownards, Co Down, BT23 7HS

Tel: 028 91 828 100 Email: [info@grantestateagents.co.uk](mailto:info@grantestateagents.co.uk) <https://www.grantestateagents.co.uk/>