

8a Pound Street , Newtownards, BT23 4LD

This unique property, located in Ards town centre, has been substantially renovated and modernised in recent times and offers versatile accommodation with 4 bedrooms & 3 bathrooms, including a ground floor bedroom, with en-suite wet room and private external access. A lot of work has already been completed but there are a few final touches remaining including external painting when the weather improves (The lead outside image has been artificially edited to show an example completed paint finish). The ground floor offers a spacious lounge open plan to a modern fitted kitchen with access to a generous conservatory plus a bathroom and that master suite with en-suite wet room. Heading upstairs into the rear hallway you'll find a shower room plus double bedroom whilst back towards the front you'll find the final two bedrooms.

The property benefits from uPVC double glazing and Phoenix gas central heating and externally there is private parking for two vehicles and a modest, enclosed yard to the rear. The BT Exchange next door is currently undergoing a significant makeover which will add to the appeal and value of this unique home so you can buy with confidence. Internal viewing is highly recommended.

Offers Around £179,950

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, Newtownards, BT23 4LD



- Extended and modernised detached home
- Modern "Shaker style" kitchen
- uPVC double glazing - Phoenix gas central heating
- Please see our website for full details
- 4 bedrooms - one on ground floor with en-suite wet room
- Generous conservatory
- Parking area to front
- Lounge with open tread staircase
- Ground floor bathroom - 1st floor shower room
- Enclosed yard to rear

Entrance

Porch

4'5x3'5 (1.35mx1.04m)

Lounge

16x12 (4.88mx3.66m)

Kitchen

11'10x8'10 (3.61mx2.69m)

Conservatory

17'8x10'5 (5.38mx3.18m)

Rear Hallway

Bathroom

9'9x5'6 (2.97mx1.68m)

Bedroom 1

11'10x9'10 (3.61mx3.00m)

Ensuite Wet room

6'4x5'8 (1.93mx1.73m)

Bedroom 2

13x8'9 (3.96mx2.67m)

Shower Room

9'3x5'4 (2.82mx1.63m)

Front Landing

Bedroom 3

11'11x7'10 (3.63mx2.39m)

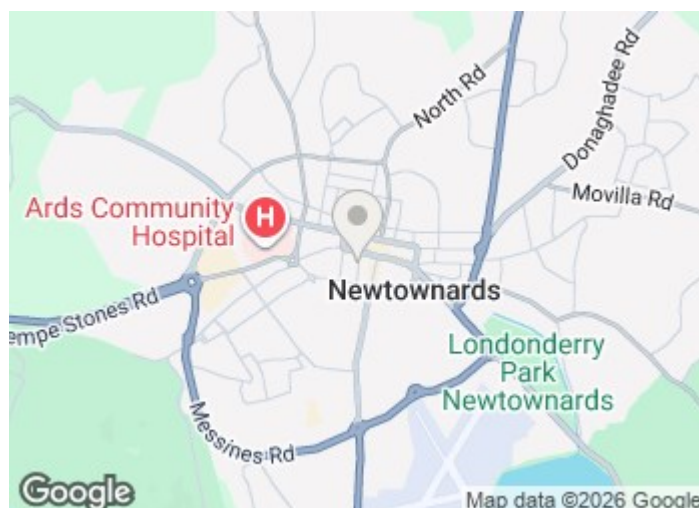
Bedroom 4

7'10x7 (2.39mx2.13m)

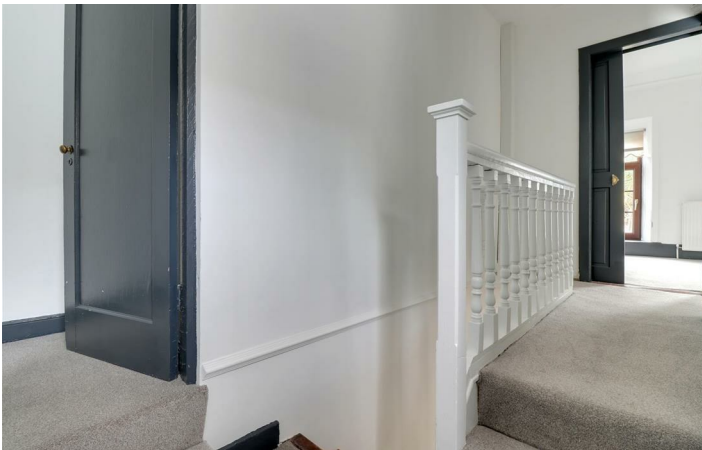
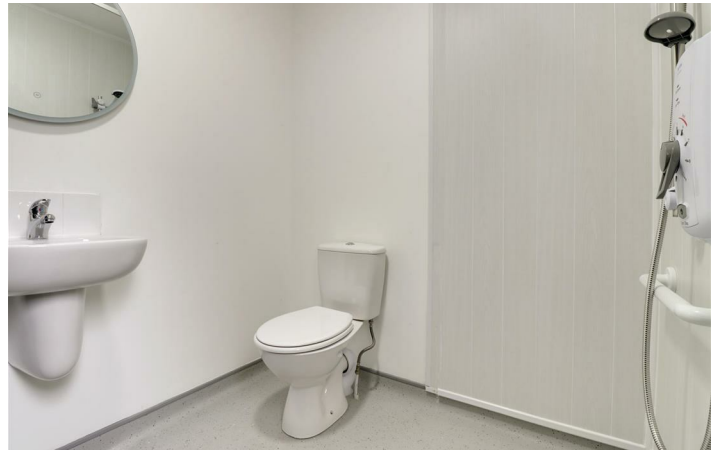
Outside

Tenure

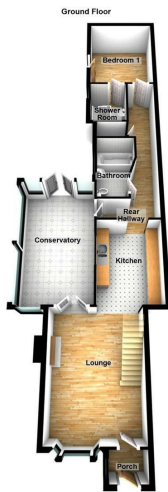
Property misdescriptions



Directions



Floor Plan



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (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		62 64	Very environmentally friendly - lower CO ₂ emissions (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 ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	