



16 Hillmount Drive

Moneyrea, Newtownards, BT23 6BE

Located in a quiet residential area, opposite a public park and close to the local primary school, this semi detached bungalow would make an excellent retirement home but would equally suite a first time buyer or someone with restricted mobility.

The property was fully modernised in 2021 and offers 2 bedrooms, a modern kitchen, with dining area and separate utility area, a modern bathroom, and a lounge with multi fuel stove. It benefits from uPVC double glazing & fascia and oil fired central heating.

Externally there is a modest garden to the front in lawn plus a generous tarmac driveway and a fully enclosed paved patio garden to the rear with 10x10 metal workshop.

All in all, this is a simple, straightforward and practical home in a pleasant area. Internal viewing is highly recommended.

Offers Around £175,000

16 Hillmount Drive

Moneyrea, Newtownards, BT23 6BE



- Modernised semi detached bungalow
- Modern kitchen with dining area
- Garden to front in lawn with generous tarmac driveway
- Please see our website for full details
- 2 bedrooms
- Modern bathroom
- Enclosed yard to rear with 10x10 metal workshop
- Lounge with multi fuel stove
- Utility area
- uPVC double glazing & fascia - Oil fired central heating

Entrance

Lounge

10'11x15'7 (3.33mx4.75m)

Kitchen/diner

15'4x8'9 (4.67mx2.67m)

Utility area

6x4'9 (1.83mx1.45m)

Bathroom

6'4x5'6 (1.93mx1.68m)

Bedroom 1

10'8x12'7 (3.25mx3.84m)

Bedroom 2

8'9x8'4 (2.67mx2.54m)

Metal Workshop

10'2x10'2 (3.10mx3.10m)

Outside

Tenure

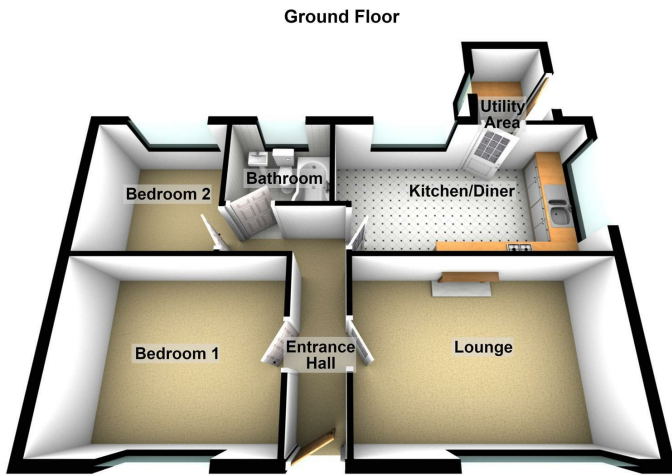
Property misdescriptions



Directions



Floor Plan



NIMortgages.com
Your Local Mortgage Experts

First home or 21st 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (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	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	

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

Tel: 028 91 828 100 Email: info@grantestateagents.co.uk <https://www.grantestateagents.co.uk/>