



1 Abbeydale Drive , Newtownards, BT23 8RU

"As neat as a pin!" - Located on an elevated site, this detached, split level bungalow benefits from a generous corner site and a sizeable rear extension which now makes this an enviable purchase for any discerning buyer.

The property offers 3 well proportioned bedrooms, including a generous master in the rear extension, which includes a walk thru dressing area, and a luxury bathroom, boasting a freestanding roll top bath & separate shower. There is just one bedroom at front door level with all other rooms on a single floor just a half landing higher. The lounge is bright and airy, with a multi fuel stove and real wood flooring, and the kitchen is modern luxury with a casual dining area.

The property benefits from uPVC double glazing & fascia and Phoenix gas central heating whilst, externally, there is a basement garage, tarmac parking area and generous gardens in lawn to front, side & rear with an enclosed paved patio and raised timber deck area to the rear.

All in all there is much to like about this carefully reconfigured and beautifully presented home and internal viewing is highly recommended to fully appreciate what's on offer.

Offers Around £265,000

1 Abbeydale Drive

, Newtownards, BT23 8RU



- Split level extended detached bungalow
- Modern kitchen with dining area
- Phoenix gas central heating
- Please see our website for full details
- 3 bedrooms including master with walk thru dressing room
- Luxury bathroom with bath & separate shower
- Basement garage with parking area
- Spacious lounge with multi fuel stove
- uPVC double glazing & fascia
- Generous corner site with gardens front, side & rear

Entrance

Entrance Hall (Lower level)

8'6 x 5'9 (2.59m x 1.75m)

Lounge

17'11 x 11'11 (5.46m x 3.63m)

Kitchen/diner

21'11 x 7'10 (6.68m x 2.39m)

Bathroom

10'11 x 8'8 (3.33m x 2.64m)

Bedroom 1

17'11 x 11'10 (5.48m x 3.61m)

Dressing room/Walk thru wardrobe

6'11x5'6 (2.11mx1.68m)

Bedroom 2

13'9 x 8'9

Bedroom 3 (Lower level)

10'7 x 9'10 (3.23m x 3.00m)

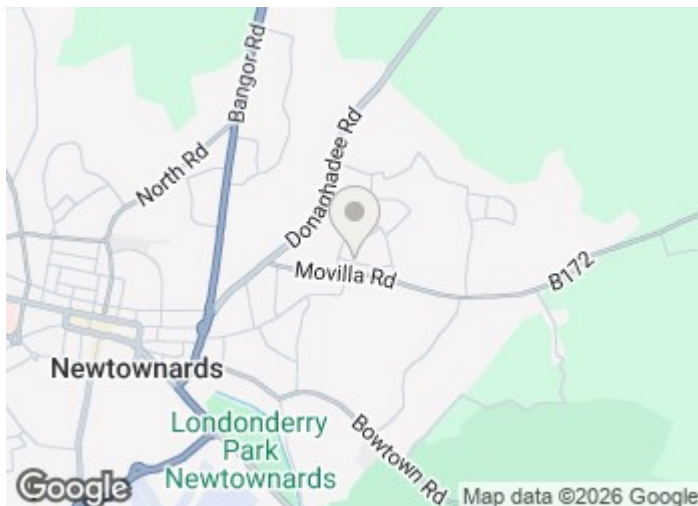
Garage

28x11'1 (8.53mx3.38m)

Outside

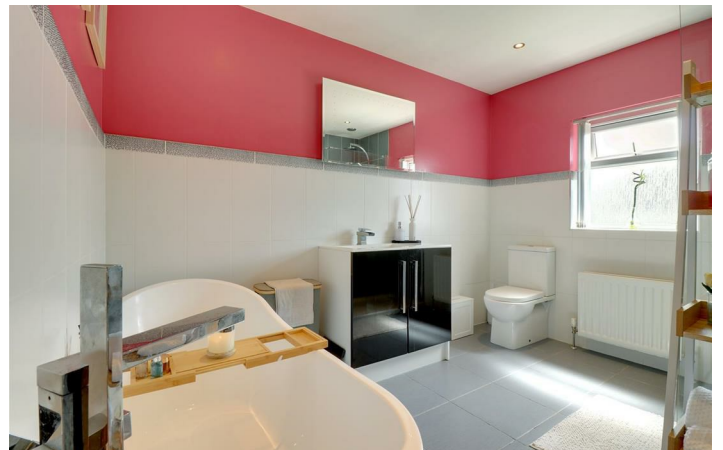
Tenure

Property Misdescriptions

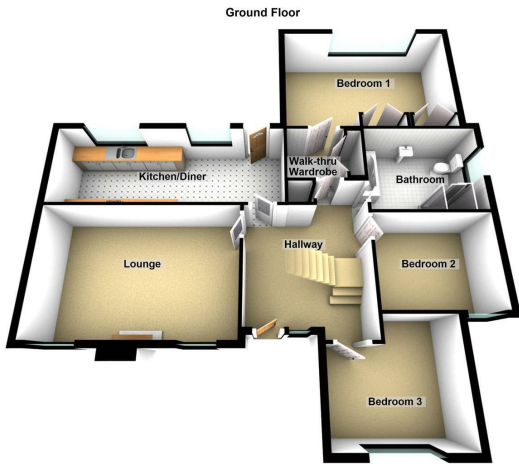


Directions

Driving up the Movilla road out of town, turn left into Brentwood way, and first right into Abbeydale Park. Abbeydale Drive is on your left and number one is the first property on the right.



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 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	

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