



4 Helensview Park , Newtownards, BT23 4NY

Purchased by the current owner from new in 1981, this impressive detached home has been much loved and, although it would now benefit from some redecoration and modernisation, there is no denying the potential that it offers - "You don't need eyes to see, you need vision."

The property opens into a grand entrance hall, with galleried landing & mahogany spindle staircase. To the left, is a spacious lounge, with feature fireplace, which is open plan to a dining room creating a generous "L-shaped" living & entertainment space. The kitchen/diner benefits from a separate utility room and there is a separate cloakroom with WC and storage cupboards to the front. Heading upstairs you'll find 3 double bedrooms, master en-suite, a smaller 4th bedroom and a family bathroom. One thing that stands out is that the walls are almost perfectly smooth so, once you've upgraded the kitchen, bathrooms and floor coverings, redecorating in your own colour scheme should be a breeze.

Outside the beautiful, mature gardens extend to approximately 1/4 acre with lawns, hedges, mature beds, tarmac driveway and a double garage/workshop. The property benefits from uPVC double glazed windows, uPVC fascia and oil fired central heating.

Internal viewing is essential.

Offers Around £395,000

4 Helensview Park

, Newtownards, BT23 4NY



- Impressive detached home in prime location
- Kitchen/diner
- Detached double garage plus tarmac driveway
- Please see our website for full details
- 4 bedrooms - Master en-suite
- Ground floor cloakroom + Utility room
- uPVC double glazed windows - Oil fired central heating
- Spacious lounge open plan to dining room
- Family bathroom
- Spacious mature gardens to front & rear

Entrance

Entrance hall

11'10x9'9 (3.61mx2.97m)

Lounge

21'11x11'9 (6.68mx3.58m)

Dining room

9'9x9'9 (2.97mx2.97m)

Kitchen/diner

15'9x9'9 (4.80mx2.97m)

Utility Room

9'9x7'9 (2.97mx2.36m)

Cloakroom

9'9x5'11 (2.97mx1.80m)

Landing

Bathroom

7'1x6'6 (2.16mx1.98m)

Bedroom 1

13'9x9'10 (4.19mx3.00m)

En-suite

6'6x4'2 (1.98mx1.27m)

Bedroom 2

11'10x10'9 (3.61mx3.28m)

Bedroom 3

11'10x10'10 (3.61mx3.30m)

Bedroom 4

9'10x7'10 (3.00mx2.39m)

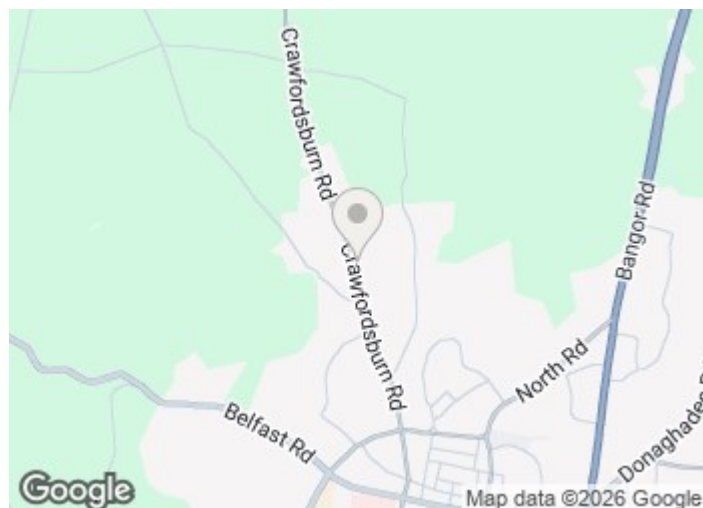
Detached garage

19x16 (5.79mx4.88m)

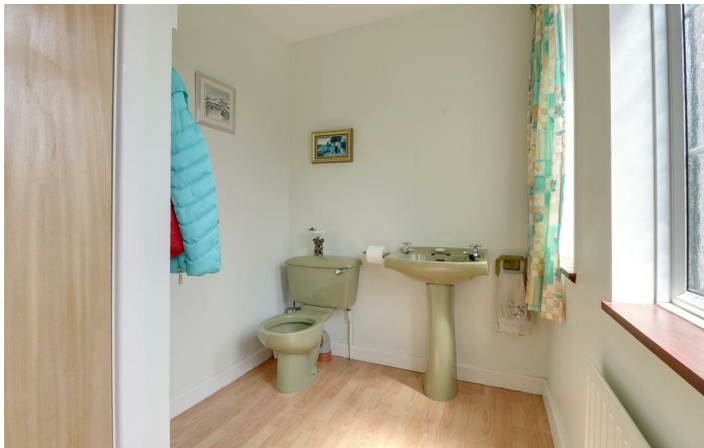
Outside

Tenure

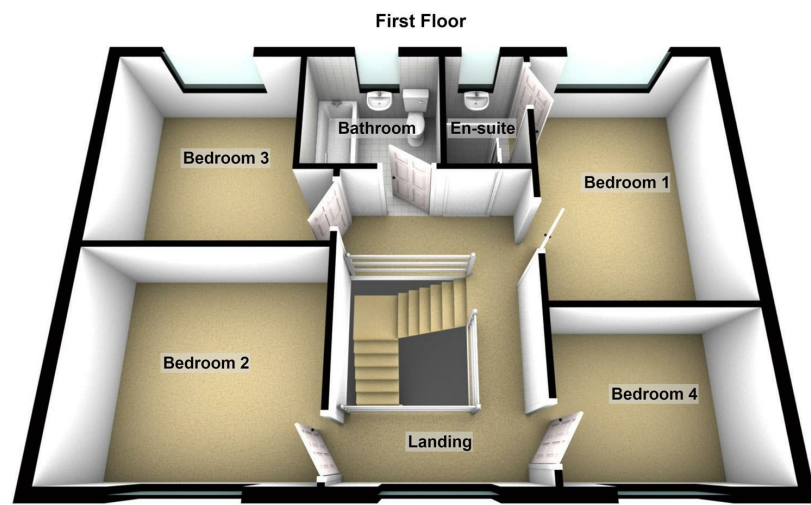
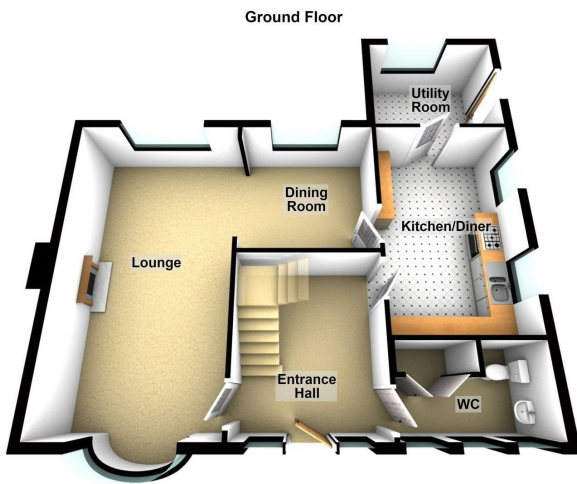
Property misdescriptions



Directions



Floor Plan



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	