

# Dougan

RESIDENTIAL

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[douganproperty.com](http://douganproperty.com)



**16 Glenford Road**  
Newtownards, BT23 4AU

**Asking Price £125,000**

## KEY FEATURES

- Well Maintained Semi-Detached Bungalow
- Excellent Location Off Hardford Link Within Walking Distance of Newtownards Town Centre & Ards Shopping Centre.
- Main Arterial Routes Linking to Belfast, Bangor & Donaghadee
- Bright & Spacious Front Living Room
- Fitted Kitchen
- Three Generous Bedrooms
- Modern Shower Room
- Mature Rear Garden With Patio Area
- Oil Fired Central Heating
- Driveway Parking
- Double Glazed Windows
- Early Viewing Advised





## SUMMARY

Well maintained semi-detached bungalow located a short distance from Newtownards town centre. Positioned in a popular residential area off Hardford Link, the property benefits from a wide range of local amenities of including shops, cafes, restaurants, transport and leisure facilities as well as a wide range of primary and secondary schools.

Internally the accommodation comprises of a bright and spacious front living room, kitchen, modern shower room and three generous sized bedrooms.

The property further benefits from a excellent storage with a floor roof space, mature rear garden with patio area, driveway parking, oil fired central heating and double glazed windows.

Early viewing is advised to appreciate the potential this home has to offer.

## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Composite front door, laminate wooden floor. Access to floored roof space with ladder, power and light.

#### LIVING ROOM: 16' 3" x 12' 6" (4.95m x 3.81m)

Laminate wooden flooring. Feature fireplace.

#### KITCHEN: 10' 7" x 10' 5" (3.23m x 3.18m)

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, partly tiled walls, space for oven and hob, space for fridge/freezer.

#### SHOWER ROOM:

Full enclosed double shower unit with electric shower. Low flush WC. Wash hand basin with vanity unit. Heated chrome towel rail. Extractor fan.

#### BEDROOM (1): 10' 9" x 10' 8" (3.28m x 3.25m)

#### BEDROOM (2): 10' 9" x 7' 10" (3.28m x 2.39m)

#### BEDROOM (3): 8' 4" x 7' 9" (2.54m x 2.36m)

#### OUTSIDE

- Mature front & rear gardens with patio area
- Driveway parking
- Oil Tank
- Boiler

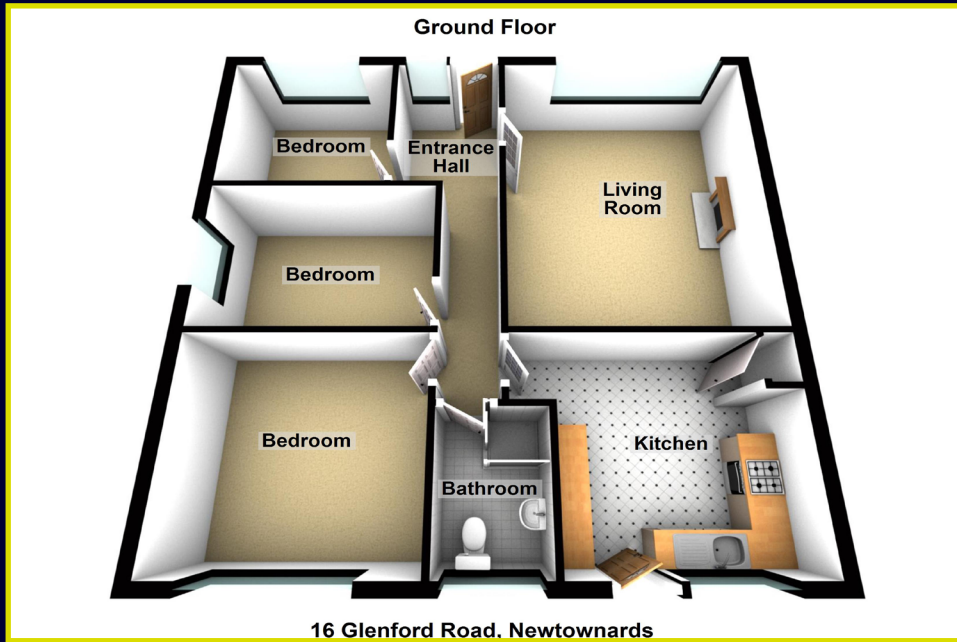




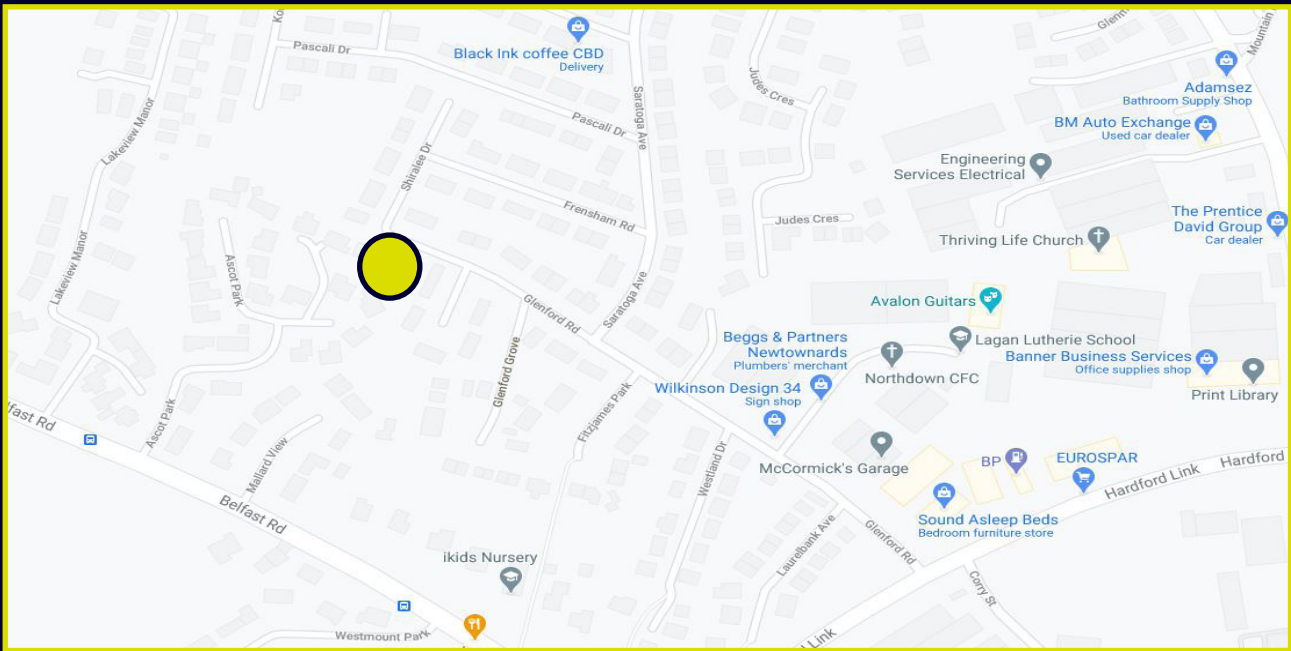




# FLOOR PLANS (NOT TO SCALE)



# LOCATION MAP



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68	59	67
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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