



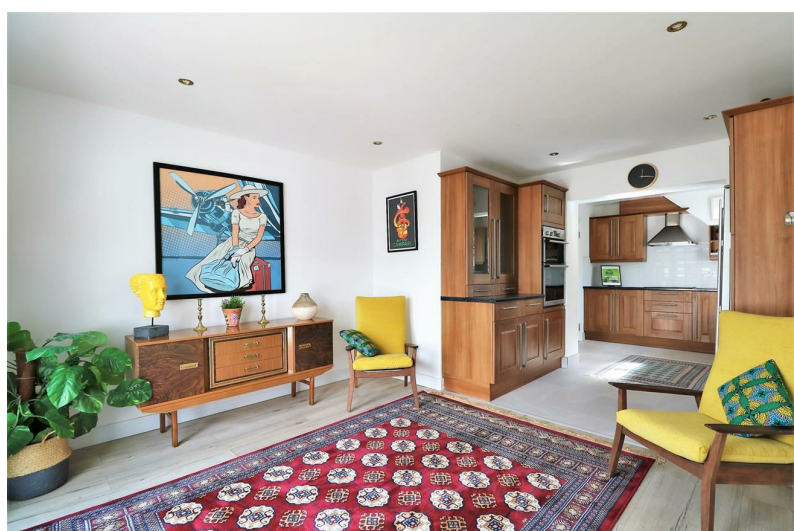
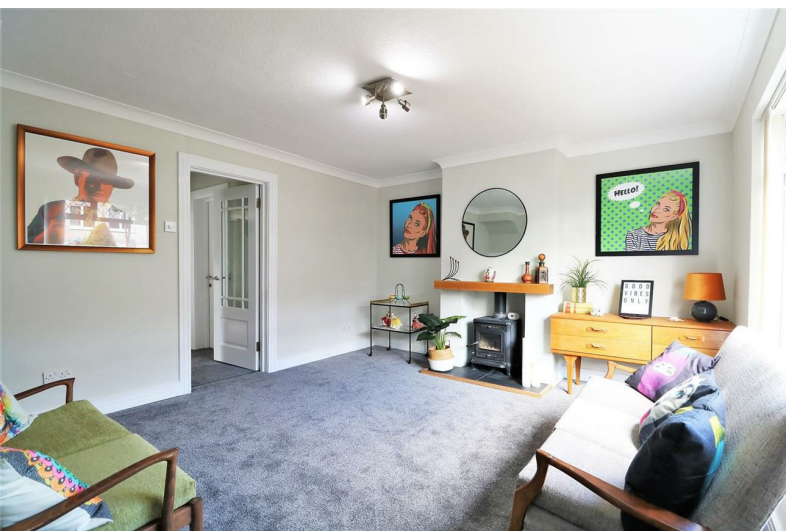
24 Mourne Crescent, Moneyreagh, Newtownards, County Down, BT23 6BG

- Extended Semi Detached Villa
- Lounge; Wood Burning Stove
- Deluxe Bathroom With Three Piece Suite
- Paved Private Driveway
- Recently Renovated

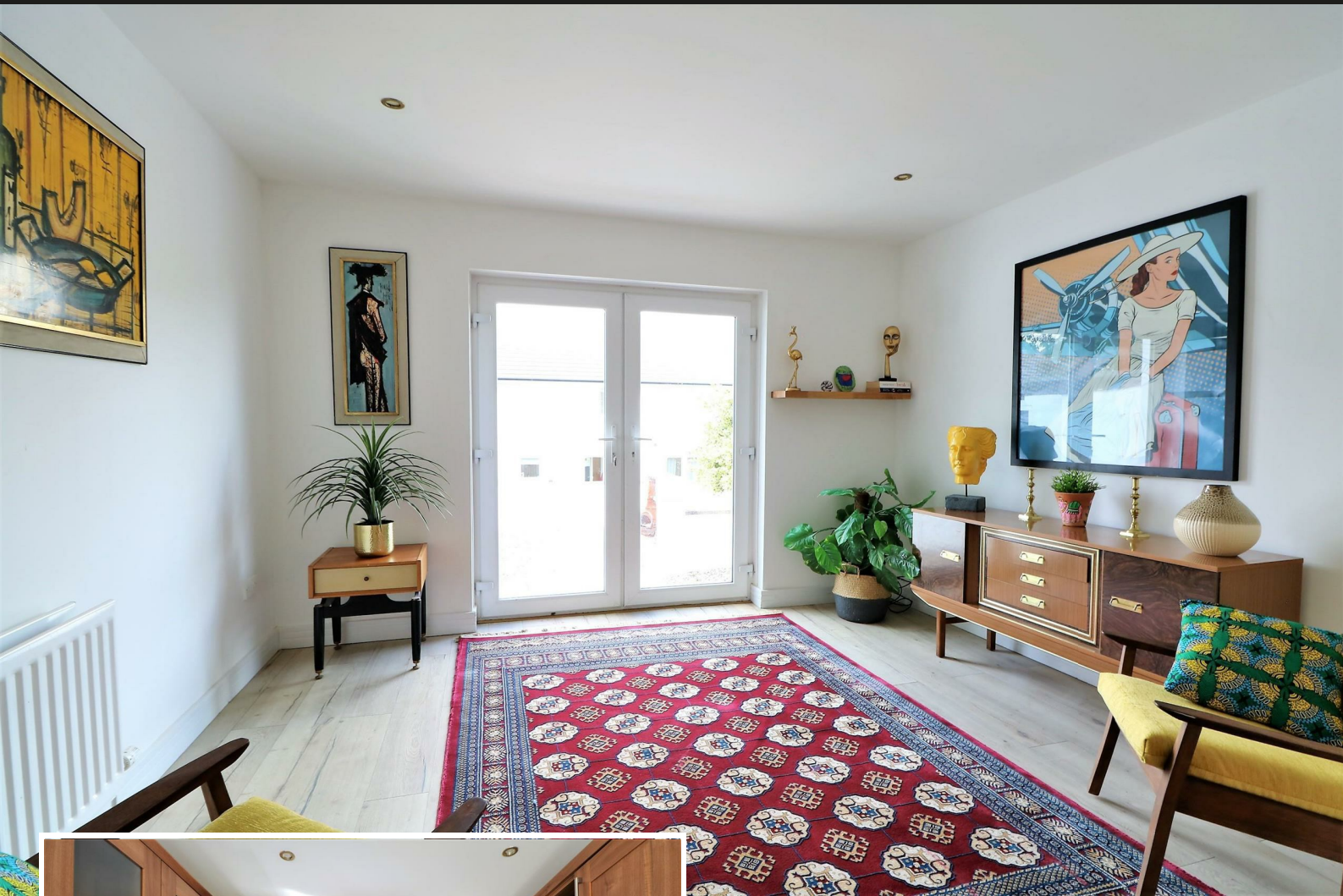
- Three Well Proportioned Bedrooms
- Kitchen Through Living / Dining Room
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens Front, Side And Rear
- Convenient Location

Offers Over £149,950

EPC Rating D



24 Mourne Crescent, Newtownards, County Down, BT23 6BG



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell leading to first floor.

LOUNGE 14'4" x 12'4"

Cast iron wood burning stove set on slate tile hearth with floating sleeper beam mantle over. Picture window to front elevation. Access to under stairs store with light. Glass panelled door to:

HALLWAY

Access to kitchen, bathroom and rear hall.



KITCHEN THROUGH DINING ROOM 25'0" x 12'5" (widest points)

Modern fitted kitchen with fully range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen hob with stainless steel pyramid style extractor canopy over. Space for American style fridge freezer. Integrated eye level double oven. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor (to kitchen area). Quality wood laminate floor covering to dining room. PVC double glazed French patio doors leading to rear garden. Recessed spotlights.

DELUXE BATHROOM 7'10" x 4'10"

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled shower unit with drench shower head, separate shower attachment and folding shower screen over bath. Heated towel radiator. Part tiled walls. Tiled floor.

REAR HALL

Built in storage cupboard. PVC double glazed rear door.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 17'11" x 9'11" (widest points)

Twin windows to front elevation.

BEDROOM 2 10'7" x 8'6" (widest points)

Rural views. Access to built in store.

BEDROOM 3 9'1" x 7'3"

Rural views.

EXTERNAL

Paved private driveway area.

Low maintenance front garden finished in decorative stone.

Entrance canopy.

PVC oil storage tank to rear of garage.

Outside taps.

External lighting.

Low maintenance, fully enclosed split level side and rear gardens finished in paved patio and decorative stone.

BRICK BUILT STORE ROOM 13'4" x 6'2"

Light, power and oil fired central heating boiler.





IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, recently renovated, three bedroom / two reception, extended semi detached villa with private driveway and fully enclosed, low maintenance rear garden, conveniently located within the popular Mourne Crescent development, off Church Road, Moneyreagh. The property comprises entrance hall, lounge with cast iron wood burning stove, rear hall, kitchen through dining room with modern fitted kitchen, deluxe bathroom with contemporary three piece suite, and three well proportioned first floor bedrooms. Externally the property enjoys paved private driveway area, low maintenance front garden finished in decorative stone, and low maintenance, fully enclosed side and rear gardens finished in paved patio and decorative stone. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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