



OFFERS OVER

£139,950

45 Abbot Gardens
Newtownards
BT23 8UL



pinkertonsni.com

PINKERTONS

Sales, Lettings and Property Management

A unique end-terrace family home, offering beautifully presented accommodation, with a stunning annex suitable for a variety of purposes.

Superbly positioned in this quiet cul-de-sac location within walking distance of many amenities and main transport routes making Belfast and Bangor only a simple commute away.

Internally the property comprises three bedrooms, a fully PVC paneled family bathroom, a spacious lounge with a multi-fuel stove, and a modern

kitchen with a dining area and a utility, leading to the newly re-roofed covered private rear area leading to the annex beyond.

The superb annex offers a large ground floor area with marble-style tiling, a luxurious bathroom suite with a triple-width shower, and a delightful loft area with a vaulted ceiling accessed via a fixed

staircase.

Beautifully presented and offering unique accommodation ideal for the growing family, teenagers annex, or those looking to work from home this property offers so much and will generate considerable interest - Viewings are available strictly through Pinkertons.



PROPERTY FEATURES



- Unique Three Bedroom Family Home
- Stunning Double Storey Annex
- Living Room With Multi-Fuel Stove
- Spacious Modern Kitchen With Dining
- Separate Utility Room, Modern Family Bathroom
- PVC Double Glazed Windows, Rear Door
- Gas Fired Heating, Excellent Energy Rating
- Annex With Luxury Bathroom Suite And Loft
- Quiet End Of Cul-De-Sac Location
- Rare Opportunity For The Growing Family Or Those looking To Work From Home

THIS PROPERTY COMPRISES

Entrance Hall

3'6" x 3'5"

Hard front door with beveled glass. Entrance porch.

Living Room

15'8" x 12'5"

Plank-style flooring. Stone fireplace with granite hearth. Multi-fuel stove.

Archway to

Kitchen with Dining

15'8" x 10'4"

Excellent range of high and low-level units with Formica worktops. PVC sink unit and drainer with mixer tap. Feature glass display units. Built-in oven and hob. Integrated extractor. Part paneled walls. Wood-strip effect flooring. Built-in storage. Plumbed for dishwasher. Pine door to utility.

Utility Room

5'5" x 3'10"

Built-in storage. Formica worktops. Plumbed for washing machine. PVC door to rear.

First Floor

8'9" x 6'9"

Access to roof space.

Built-in storage

2'4" x 2'1"

Bedroom 1

13'8" x 7'9"

Rear aspect.

Bedroom 2

12'5" x 8'7"

Front aspect.

Bedroom 3

9'6" x 6'10"

Front aspect.

Family Bathroom

7'5" x 7'5"

White suite comprising - low flush WC, pedestal wash hand basin with twin taps/oversized vanity, paneled bath. PVC paneled walls. Tile effect vinyl floor. Extractor fan.

Annex Ground Floor

11'9" x 10'1"

PVC french-style double doors. Marble effect porcelain tiled floor. High output radiator.

Bathroom

11'9" x 4'6"

Recently installed suite comprising - low flush WC, pedestal wash hand basin with monobloc/oversized vanity, triple width shower cubicle. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

Feature staircase to

Annex First Floor

14'9" x 11'8"

Double aspect windows including Velux. Pine tongue and groove ceiling. Radiator.

Outside Front

Horizontal panel fencing. Paved paths to front and side. Low-maintenance artificial grass. Flower beds.

Outside Rear

Recently re-roofed covered area. Patio. Outside water tap.

Directions

From Mill St, Follow A20 to Frances St, Continue onto Frances St, Take Movilla Rd to Abbot Dr, Continue onto Abbot Gardens. The property will be facing you.

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold

Rates - Understood to be £512.00

FLOOR PLANS

45 Abbot Gardens, Newtownards



Ground Floor

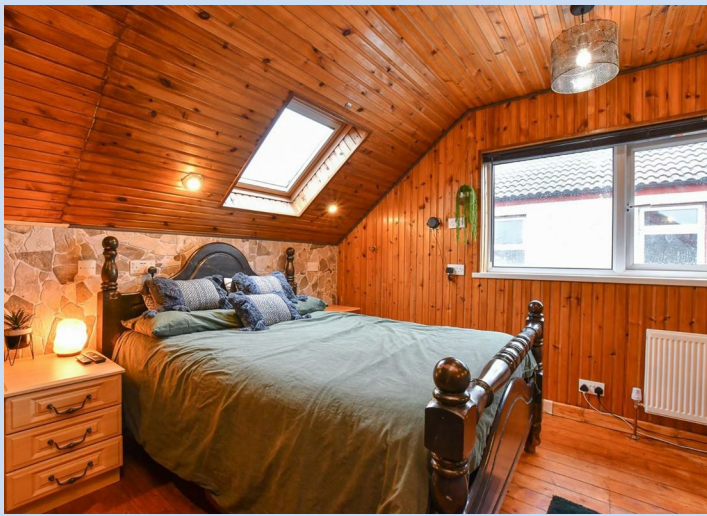
GROUND FLOOR

45 Abbot Gardens, Newtownards



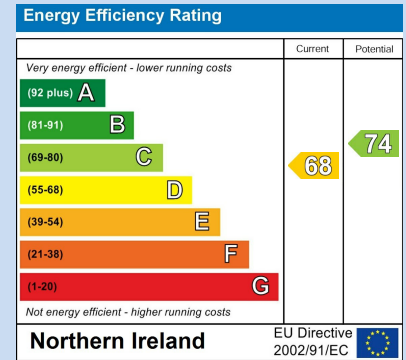
First Floor

FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.