



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



8 Stanfield Drive, Newtownards,
County Down, BT23

Asking Price £159,950

 Reeds Rains

reedsrains.co.uk

Stanfield Drive, Newtownards, County Down, BT23

Asking Price: £159,950 To be advised

Council Tax Band:

EPC Rating: TBC

Viewing by Appointment.

Description

Reeds Rains are delighted to present for sale this well appointed and extended semi detached property located in the popular Stanfield development just off Upper Greenwell Street in Newtownards.

Newtownards town centre is also within walking distance were the the new home own can enjoying the wealth of amenities the town has to offer.

Internally the property comprises on the ground floor of an entrance hall, living room open to dining area, sitting room, sunroom and kitchen.

On the first floor there are three bedrooms and a family bathroom, while on the second floor there is the fourth bedroom and shower cubicle accessed off the landing.

The property is further enhanced with gas fired central heating and double glazing.

To arrange your private appointment please contact our Newtownards office on 028 9181 4144.

GROUND FLOOR

Entrance Hall

PVC door. Under stairs storage.

Living Room

16'4" x 11'5" (4.98m x 3.48m)

Open fire. Open to:

Dining Area

Wooden floor.

Dining Room

17'10" x 7'11" (5.44m x 2.41m)

Wooden floor. PVC door to rear.

Sunroom

9'9" x 9'8" (2.97m x 2.95m)

Wooden floor. Hardwood door to rear.

Kitchen

15'11" x 9'1" (4.85m x 2.77m)

Fitted kitchen with an excellent range of high and low level units and laminate work surfaces. One and a half bowl single drainer sink unit with mixer tap. Integrated fridge and freezer, double oven, 4 ring hob and extractor fan.

Garage

20'10" x 9'9" (6.35m x 2.97m)

Up and over door. Gas boiler.

FIRST FLOOR

Landing

Bedroom 1

12'5" x 11'9" (max) (3.78m x 3.58m (max))

Built in wardrobe and range of fitted slide robes.

Bedroom 2

11'2" x 9'11" (3.4m x 3.02m)

Views over Londonderry Park.

Bedroom 3

Shower Room

7'10" x 7'4" (max) (2.4m x 2.24m (max))

Modern white suite comprising low flush WC, pedestal wash hand basin and shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Laminate wall panelling to shower. Hot press.

SECOND FLOOR

Landing

Shower Cubicle

Bedroom 4

12'6" x 10'5" (3.8m x 3.18m)

Views over Londonderry Park. Large wardrobe/eaves storage.

Outside

Tarmac drive to front. Enclosed garden to rear with feature patio area and lawn laid in artificial grass. Views towards Londonderry Park.

Heating Type

Gas fired central heating.

Glazing Type

Double glazed.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

