

Your Local Property Experts



31 Crawfordsburn Road , Newtownards, BT23 4EA

"Keep calm and get stuck in!" - With so much of the hard work already completed the main thing that this detached bungalow requires is redecoration.

Offering 3 bedrooms, a lounge with feature tiled fireplace, a kitchen and separate dining room plus a shower room the property has had extensive works carried out in recent years and now simply requires the finishing touches.

Works completed include - Re-wired. New oil fired central heating system, including radiators with thermostats. New cavity wall insulation. New loft insulation. New uPVC double glazing & fascias.

Works still required - Redecorate throughout. Possibly knock through kitchen & dining room and install a larger kitchen, if desired. Rear garden is very large, see aerial photograph, and will require the removal of overgrown trees and shrubs in order to provide a spacious and enviable garden in return. There is also currently a prefab garage which would benefit from replacement.

Priced to allow for completion of works needed. Internal viewing is recommended in order to see the potential both inside and out.

Offers Around £199,950

31 Crawfordsburn Road

, Newtownards, BT23 4EA



- 3 Bed detached bungalow
- Lounge with feature tiled fireplace
- Re-wired
- Ready for redecoration.
- New uPVC double glazing & fascia
- Kitchen plus separate dining room
- New loft & cavity wall insulation
- New Oil fired central heating system inc radiators.
- New shower room
- Generous site in need of clearing to provide large garden

Entrance

Entrance hall

Lounge

17x12'6 (5.18mx3.81m)

Dining room

10'11x9 (3.33mx2.74m)

Kitchen

10'11x7'11 (3.33mx2.41m)

Shower room

6'9x5'8 (2.06mx1.73m)

Bedroom 1

12x10'11 (3.66mx3.33m)

Bedroom 2

10'11x9'4 (3.33mx2.84m)

Bedroom 3

8'4x8 (2.54mx2.44m)

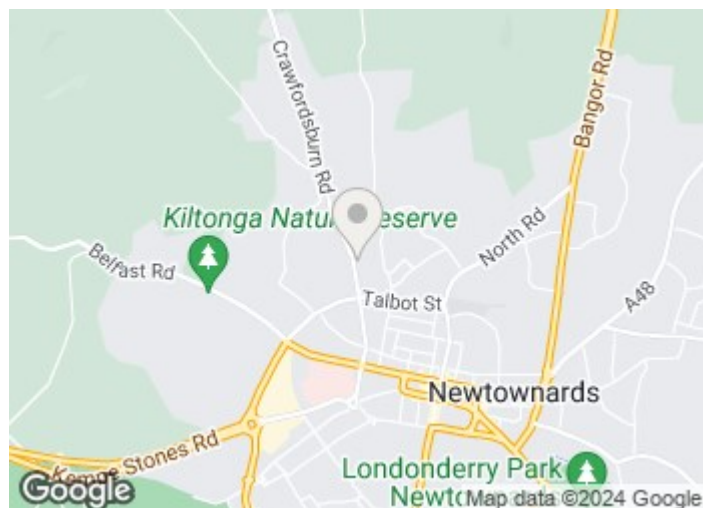
Garage

15'10x10'4 (4.83mx3.15m)

Outside

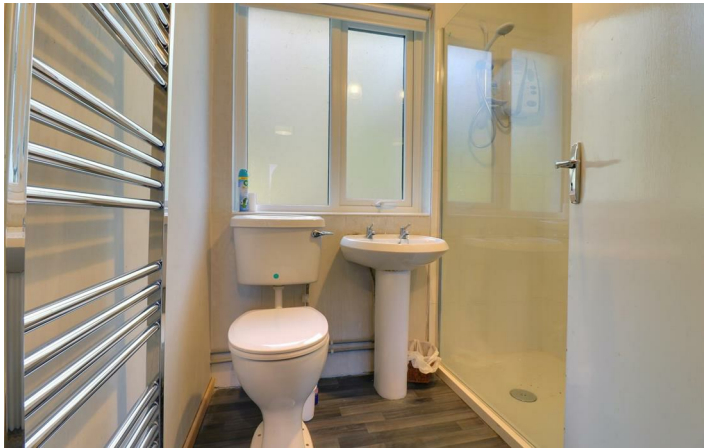
Tenure

Property misdescriptions

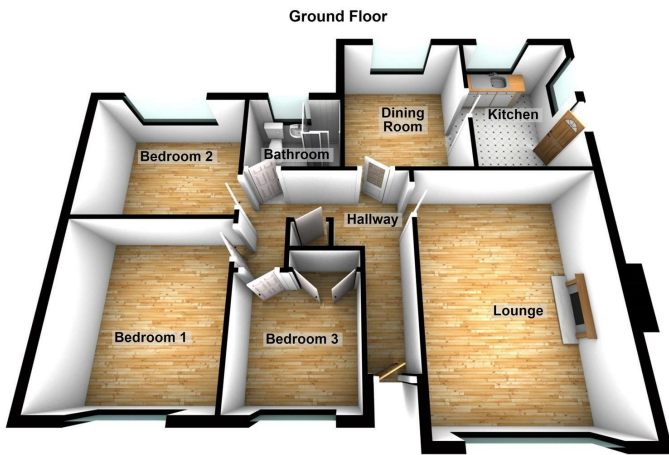


Directions

Crawfordsburn Road runs from Hardford Link, Talbot Street, William Street junction to The Ballysallagh Road via Helens Tower, Blackwood golf course & Clandeboye Lodge Hotel.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland			66	Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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