

## 8A Pound Street , Newtownards, BT23 4LD

"The little house that kept on growing..."

Located in the centre of Newtownards town this detached home is "tardis-like" in the amount of internal space that it offers - nearly 1,300 sq.ft. in total! The property offers a lounge with fireplace (stove removed), a kitchen with oak doors, a generous conservatory, ground floor bathroom and a rear bedroom with ensuite wet room - ideal for anyone with restricted mobility. The first floor offers 3 further bedrooms and a shower room. The property benefits from uPVC double glazing and Phoenix gas central heating. Externally there is a parking area to the front with planted beds and mature shrubs plus a small fully enclosed patio style garden to side and rear. Although we have not carried out any detailed testing we would expect some remedial works to be required to the property, such as damp treatment and upgrading of the electrical installation, prior to redecorating and modernising so buyers are advised to be realistic about their expectations and factor in these potential costs prior to making any offer to purchase. CASH BUYERS ONLY.

**Offers Over £100,000**

# 8A Pound Street

, Newtownards, BT23 4LD



- STRICTLY CASH BUYERS ONLY
- Lounge
- Ground floor bathroom - 1st floor shower room
- uPVC double glazing & fascia - Phoenix gas central heating
- Extended detached home - In need of modernisation
- Kitchen
- Enclosed, paved garden to side & rear
- 4 bedrooms - 1 on ground floor with ensuite shower room
- Conservatory
- Off street parking to front

## Entrance

## Porch

4'5x3'5 (1.35mx1.04m)

## Lounge

16x12 (4.88mx3.66m)

## Kitchen

11'10x8'10 (3.61mx2.69m)

## Rear hallway

## Conservatory

17'8x10'5 (5.38mx3.18m)

## Bathroom

9'9x5'6 (2.97mx1.68m)

## Bedroom 1

11'10x9'10 (3.61mx3.00m)

## Ensuite shower room

6'4x5'8 (1.93mx1.73m)

## Rear landing

## Bedroom 2

13x8'9 (3.96mx2.67m)

## Shower room

9'3x5'4 (2.82mx1.63m)

## Front landing

## Bedroom 3

11'11x7'10 (3.63mx2.39m)

## Bedroom 4

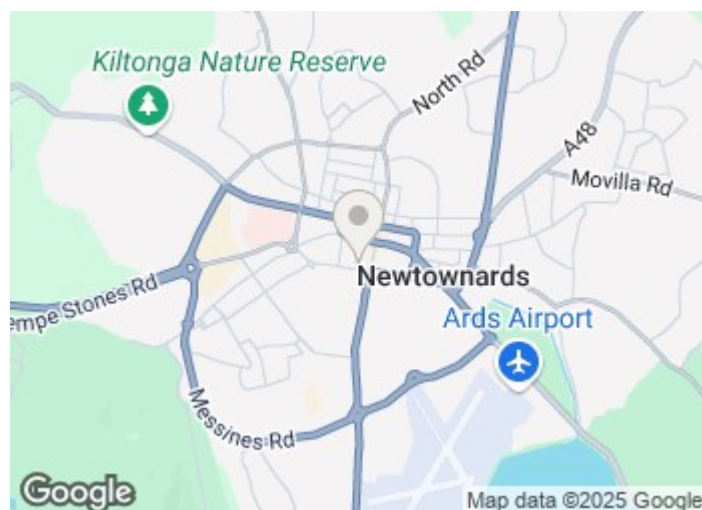
7'10x7 (2.39mx2.13m)

## Outside

## BUYERS NOTES

## Tenure

## Property misdescriptions



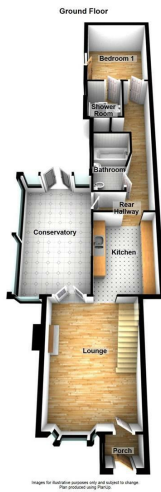
## Directions

Pound Street runs from High Street to John Street in Newtownards.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs Green Plus <b>A</b> (32 plus)			Very environmentally friendly - lower CO <sub>2</sub> emissions Green Plus <b>A</b> (81-91)		
<b>B</b> (61-81)			<b>B</b> (69-81)		
<b>C</b> (69-80)			<b>C</b> (55-69)		
<b>D</b> (55-69)			<b>D</b> (39-54)		
<b>E</b> (39-54)			<b>E</b> (21-38)		
<b>F</b> (21-38)			<b>F</b> (11-20)		
<b>G</b> (1-20)			<b>G</b> (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>62</b>	<b>64</b>				
<b>Northern Ireland</b>	EU Directive 2002/91/EC		<b>Northern Ireland</b>	EU Directive 2002/91/EC	