



14 Kendal Park , Newtownards, BT23 8HN

"There is something very pleasing about this detached bungalow - It could be its fabulous gardens, or its private setting at the end of a small cul de sac. It could be the real wood flooring and oak glazed internal doors. It could be the generous garage/workshop with potential for conversion to an apartment (heated and insulated) subject to relevant consents - It could be any or all of those things so we invite you to view and decide for yourself."

The property has been in the same family ownership from new and has been lovingly cared for throughout those 45 years. It offers 3 bedrooms, including master with en-suite shower room, a bathroom, a kitchen with oak units, a dining room, with real wood flooring, a lounge with feature fireplace and a large conservatory overlooking the rear garden. It is nicely presented throughout but could easily be upgraded to your own personal tastes if required. The log cabin and garage/workshop both benefit from insulation and the garage also has several radiators so there is the real possibility of refitting this as living space for a dependent relative or family member, subject to relevant consent, or simply enjoying the workspace.

The property benefits from uPVC double glazing & fascia and Phoenix gas central heating whilst, externally, those gardens are just "to die for".

Internal viewing is highly recommended.

Offers Around £244,950

14 Kendal Park

, Newtownards, BT23 8HN



- Beautiful detached bungalow
- Dining room with wooden flooring
- Bathroom
- 3 bedrooms - master en-suite
- Conservatory
- uPVC double glazing & fascia - Phoenix gas central heating
- Lounge with feature fireplace
- Kitchen with oak units
- Large garage/workshop (insulated and heated - potential apartment)
- Generous gardens to front, side & rear with log cabin & brick paved driveway

Entrance

Entrance hall

7'9x6'3 (2.36mx1.91m)

Dining room

11'3x8'5 (3.43mx2.57m)

Lounge

16'6x12'5 (5.03mx3.78m)

Conservatory

13'2x11'10 (4.01mx3.61m)

Kitchen

16'3x7'8 (4.95mx2.34m)

Inner hallway

14'6x2'11 (4.42mx0.89m)

Bathroom

6'4x6'4 (1.93mx1.93m)

Bedroom 1

13'1x10'5 (3.99mx3.18m)

En-suite

10'5x8'4 (3.18mx2.54m)

Bedroom 2

10'5x9'6 (3.18mx2.90m)

Bedroom 3

9'6x7'7 (2.90mx2.31m)

Floored roof space

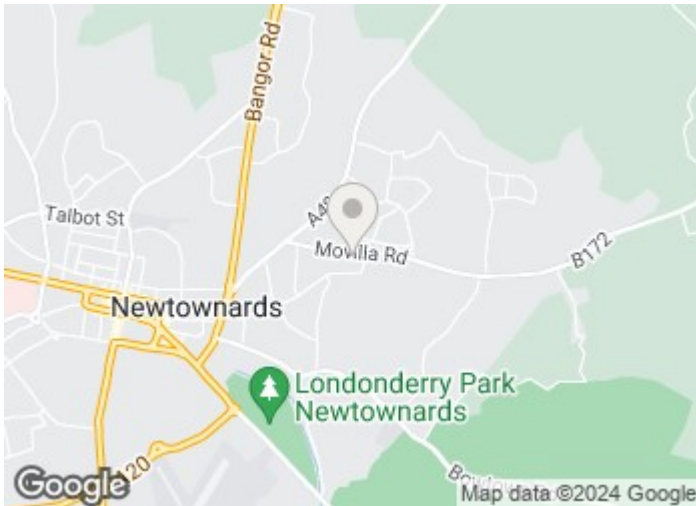
Garage/Workshop

37'6x29'8 (11.43mx9.04m)

Outside

Tenure

Property misdescriptions

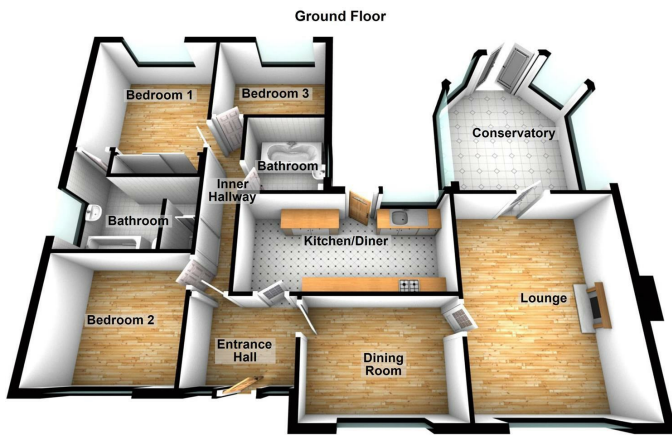


Directions

Travelling out of Newtownards along Movilla Road turn right into Old Movilla Road, past Movilla Cemetery, then turn right into Kendal Park and number 14 is last on the left.



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				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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