

## 21 Whitethorn Avenue , Newtownards, BT23 8WT

"They say a picture is worth a thousand words so we've tried to convey all that this stunning home has to offer through our photographs and video tour. How do you make a relatively modest home look this special..?" This townhouse benefits both from a sun room extension but also from a level of finish and presentation which is almost unheard of in this price bracket. The first floor offers 2 bedrooms, one with a large built in storage cupboard, and a luxury, fully tiled shower room. The ground floor can be completely open plan with tri-fold doors between the sun room and the open plan kitchen/living/dining room or you can close the doors for a cosier feel. Equally the stunning sun room boasts full height sliding patio doors that entirely open the home to the beautiful and private rear garden with its twin decks and gazebo - roll on the summer! Everything is presented to the highest of standards and is largely new including a luxury kitchen with central "Island" breakfast bar, gloss units, built in appliances and marble effect gloss floor tiling throughout the ground floor. It benefits from uPVC double glazing & fascia and Phoenix gas central heating. Externally, in addition to the lovely garden, there is a generous tarmac parking area to the front which leads to a practical detached metal garage/workshop with utility area. Enough already! If this is in your price bracket and meets your needs you just need to book an appointment to view it!

**Offers Around £129,950**

# 21 Whitethorn Avenue

, Newtownards, BT23 8WT



- Stunningly presented & extended townhouse
- Sun room with sliding patio doors to garden
- Beautiful gardens to rear in lawn with timber decks & gazebo
- Enviaible first time buy.
- 2 bedrooms
- Luxury shower room
- Tarmac driveway & parking area
- Open plan kitchen/living/dining room with island
- Detached metal garage/workshop with utility area
- uPVC double glazing - Phoenix gas central heating

## Entrance

## Sun room

17'9x8'8 (5.41mx2.64m)

## Kitchen/living/dining room

16'7x16'6 (5.05mx5.03m)

## Landing

## Shower room

6'1x5'6 (1.85mx1.68m)

## Bedroom 1

12'11x8'10 (3.94mx2.69m)

## Bedroom 2

9'11x8'5 (3.02mx2.57m)

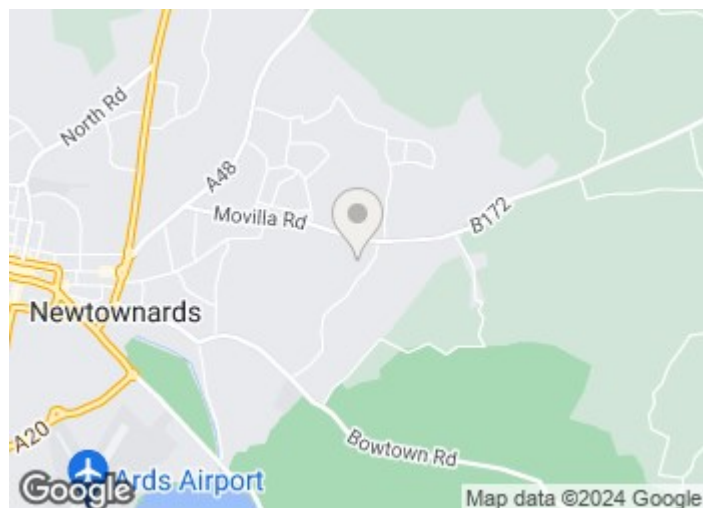
## Garage/workshop

20x12 (6.10mx3.66m)

## Outside

## Tenure

## Property misdescriptions



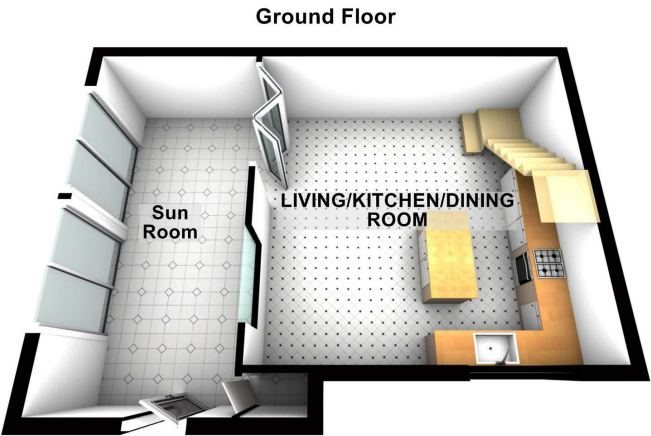
## Directions

Travelling out of Newtownards along Movilla Road turn right into Movilla Road (towards Movilla Abbey Church) then right onto Whitethorn Brae. At the T junction turn left and immediately right to where 21 Whitethorn Avenue is located on the left.

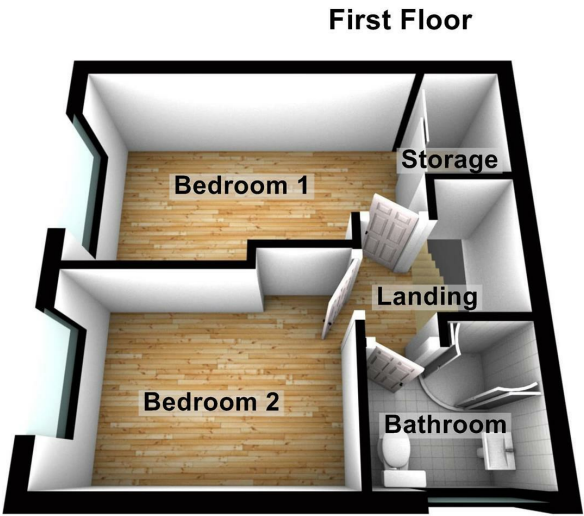




Floor Plan



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



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