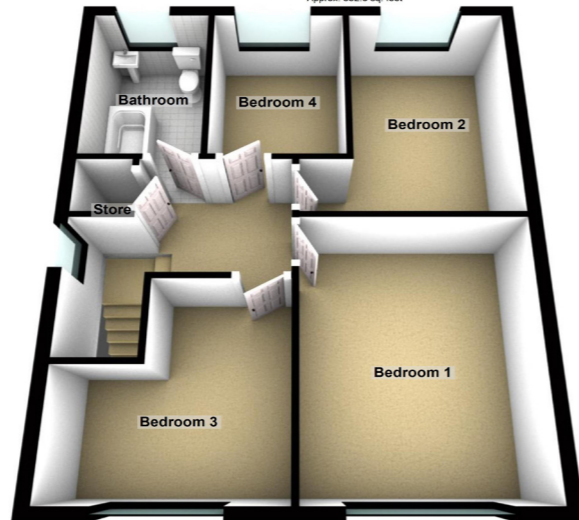
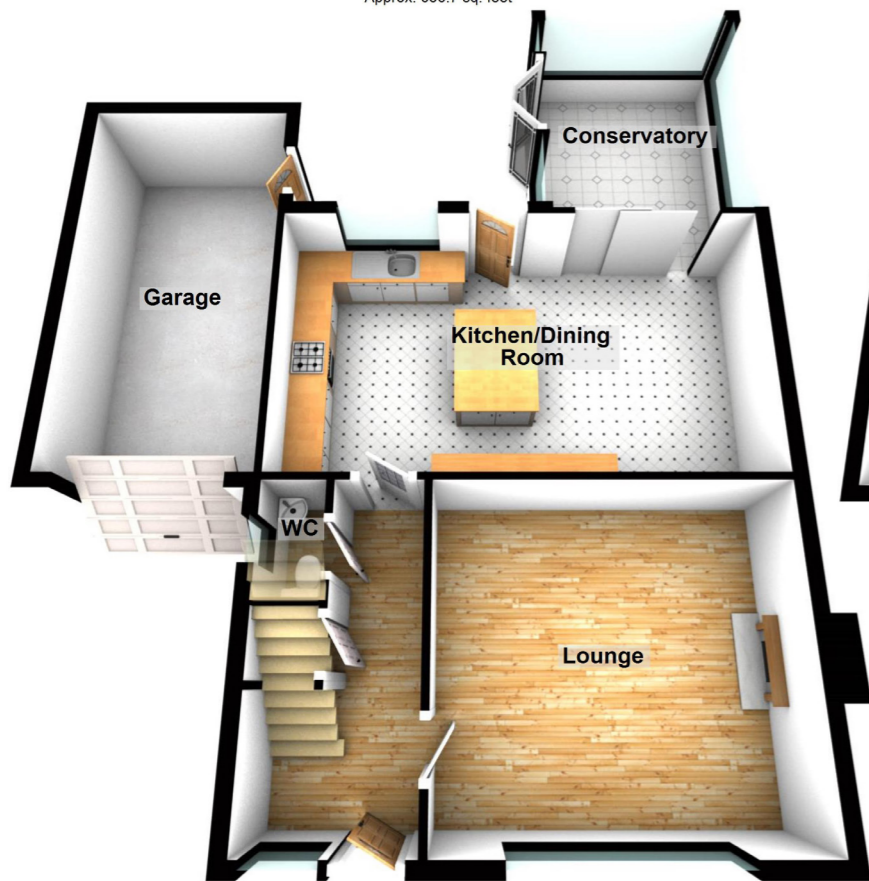




**Ground Floor**  
Approx. 656.7 sq. feet

**First Floor**  
Approx. 552.3 sq. feet



Total area: approx. 1209.0 sq. feet



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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**FOR SALE**

**5a Abbeydale Avenue, Newtownards**

**Offers Over - £249,950**

- Spacious Detached Family Home
- Total Internal Area Circa 1,209 sqft
- Contemporary Finish Throughout
- Spacious Lounge with Multi-Fuel Stove
- Modern Kitchen Open Plan to Dining
- Conservatory Located off the Kitchen
- Modern First Floor Bathroom Suite
- Ground Floor W.C.
- Gas Fired Central Heating
- uPVC Double Glazing
- Adjoined Garage plumbed for Utilities
- Spacious Fence Enclosed Rear Garden
- Fence Enclosed Rear Garden
- Lawn Garden & Driveway to Front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This spacious Detached Family Home, with a total internal area circa 1,209 sqft, has been finished to contemporary standard throughout to offer a stunning home that is simply ready to move in to and enjoy.

The Ground Floor of the Property comprises a spacious Lounge with a Cast Iron Multi-Fuel Stove, a contemporary Kitchen with a matching Island Unit open plan to the Dining Area which in turn leads through to the Conservatory and a W.C. completes the Ground Floor.

The First Floor of the Property comprises four well-proportioned Bedrooms and a contemporary Family Bathroom Suite.

## Ground Floor

### Entrance Hall

PVC Door with complimentary double glazed side panel into the Entrance Hall complete with Laminate Wooden Floor.

### Lounge (14' 3" x 13' 8")

Spacious front aspect Reception Room with Laminate Wooden Floor and a feature Cast Iron Multi-Fuel Stove.

### Kitchen / Dining (21' 0" x 12' 4")

Modern fitted Kitchen with an excellent range of high and low level units with complimentary Worktops and a matching Island Unit, an integrated Oven, an integrated Gas Hob and a Stainless Steel Sink Unit. The Kitchen is plumbed for a Dishwasher and space for an 'American' Fridge / Freezer. The Kitchen opens to provide ample space for dining and is complete with laminate wooden floor and part tiled walls. Sliding doors to:

### Conservatory (11' 2" x 9' 0")

Complete with tiled floor and double doors to the Rear Garden.

### Ground Floor W.C. (4' 8" x 2' 7")

Two-piece suite comprising a Push Button W.C. and a Corner Wash Hand Basin.

## First Floor

### Principal Bedroom (13' 9" x 10' 5")

Front aspect double Bedroom.

### Bedroom Two (12' 6" x 10' 5") at widest point

Rear aspect double Bedroom.

### Bedroom Three (10' 5" x 10' 2") at widest point

Front aspect double Bedroom.

### Bedroom Four (9' 1" x 6' 7")

Rear aspect Bedroom.

### Bathroom (9' 0" x 5' 10")

Contemporary styled Bathroom with a white three-piece suite comprising a Panel Bath with Electric Shower Unit, a Wash Hand Basin with drawer storage under and a Push Button W.C.. Complete with tiled walls.

## Outside

### Front

To the front there is a garden laid in lawn and a driveway provides off-road parking and access to the Adjoined Garage.

### Rear

To the rear of the Property there is a fence enclosed garden, accessed from the Kitchen & Conservatory.

### Adjoined Garage (18' 0" x 8' 10")

Roller Shutter Door to the front and a pedestrian door to the side leading to the Rear Garden. The Garage is fitted with light, power & plumbed for utilities.

