



**45 ABBEYDALE PARK,
NEWTOWNARDS, BT23 8RE**

OFFERS OVER £215,000



This well maintained family home is located within a popular residential location, close to Newtownards town centre and all local amenities.

On entering the property there is a large hall boasting an attractive herringbone style wood effect tiled floor, with an open plan layout from the living room, through to dining area and kitchen. The modern kitchen offers an excellent range of units and access to rear garage and detached garage. The first floor has three well proportioned bedrooms and a family bathroom with white suite.

Externally, there is a large tarmac parking area to the front with space for multiple vehicles and an easily maintained rear garden with tarmac area and raised decked area with plenty of space for entertaining.

Overall, this lovely property offers a spacious, modern family home that will appeal to a range of buyers, particularly those looking for a private site in a great location close to the town centre.

We recommend viewing at your earliest convenience as we anticipate great interest in this property.

Key Features

- Spacious, Detached Property In A Popular Residential Area
- Open Plan Living/Dining Room
- Kitchen With Space For Appliances
- Three Good Sized Bedrooms
- Family Bathroom Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway, Fully Enclosed Rear Garden And Detached Garage With Plumbing
- Close Proximity To Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes



Accommodation Comprises:

Entrance Hall

Herringbone style wood effect tiled floor, cloak space under the stairs, recessed spotlights.

Living/Dining Room

11'1" x 14'0"

Wood laminate floor, granite hearth and wooden mantle, recessed spotlights. (Stove not included in sale)

Kitchen

9'8" x 17'5"

Range of high and low level units with wood laminate work surfaces, space for cooker, integrated extractor fan, one and a quarter inset sink with mixer tap and drainer, space for fridge/freezer, partly tiled walls, wood laminate floor, double doors to enclosed rear garden.

First Floor

Landing

Wood laminate floor, recessed spotlights.

Bedroom 1

13'11" x 9'2"

Double bedroom, wood laminate floor, recessed spotlights.

Bedroom 2

10'0" x 10'11"

Double bedroom with wood laminate floor.

Bedroom 3

7'11" x 9'7"

Wood laminate floor, hot press with storage.

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower, vanity with mixer tap and storage, heated towel rail, glass shower screen, recessed spotlights, tiled floor, part tiled walls.

Garage

24'4" x 11'1"

Up and over door, plumbed for washing machine and tumble dryer, additional storage. Stairs leading down to storage and a pit with an opening in the roof, useful for mechanics working under cars.

Outside

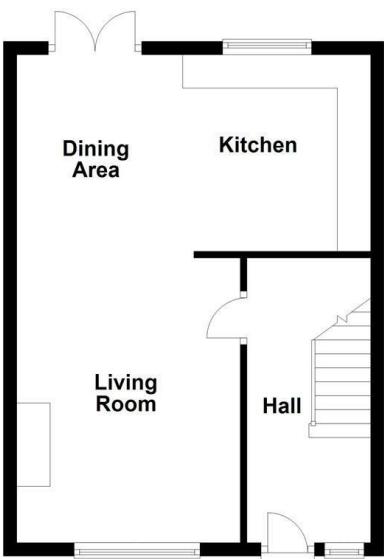
Front - Tarmac driveway with space for multiple vehicles.

Rear - Rear garden with tarmac area, outside tap and light, oil boiler and oil tank, side access for bins, raised decked area, raised beds with shrubs, shed with additional storage space.

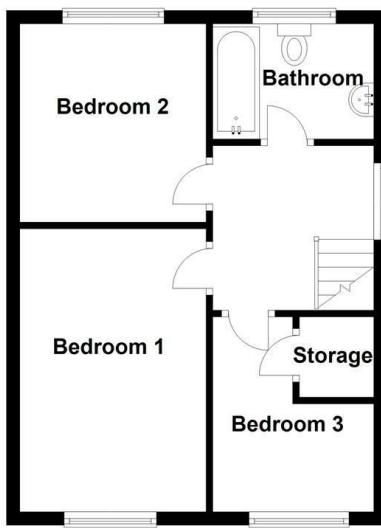




Ground Floor



First Floor



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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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