

23 Bowmount Park , Newtownards, BT23 8SS

"With a little imagination and a bit of hard work this extended semi detached home, with its incredible views, would suite a wide range of potential buyers.."

The property has been extended into part of the garage and to the rear creating a second kitchen, a shower room and a sitting room/4th bedroom on the ground floor in addition to the original layout of the property. The original layout remains with 3 first floor bedrooms and a bathroom plus a lounge/diner on the ground floor, with feature fireplace, and an additional kitchen diner. The layout might best lend itself to those with a dependent relative, a person with restricted mobility or a multi generational family to allow semi independence.

One stand out feature is the elevated site which provides amazing views across Newtownards town as far as Strangford Lough & Scrabo Tower from all rear facing rooms and the rear patio. It benefits from uPVC double glazing & fascia and Phoenix gas central heating.

Buyers should note that the property will require some modernisation and repairs, including possible re-wiring, and the rear garden, whilst offering excellent views, is small, accessed via steep steps and is fully paved.

Offers Around £158,500

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, Newtownards, BT23 8SS



- Extended semi detached home in need of modernisation
- Kitchen with views
- 1st floor bathroom
- uPVC double glazing - Phoenix gas central heating
- Up to 4 bedrooms if required
- Sitting room/bedroom 4 with views
- Garage/store room
- Lounge/diner with tiled fireplace & views
- Additional kitchen + ground floor shower room
- Excellent views across Newtownards towards Strangford Lough & Scrabo Tower

Entrance

Entrance hall

Lounge/diner

24'2x10'6 (7.37mx3.20m)

Kitchen 1

13'1x7'10 (3.99mx2.39m)

Sitting room/bedroom 4

14'11x10'4 (4.55mx3.15m)

Kitchen 2

10'10x10'4 (3.30mx3.15m)

Rear hallway

Shower room

5'5x4'9 (1.65mx1.45m)

Landing

Bathroom

8x7'3 (2.44mx2.21m)

Bedroom 1

12'6x10 (3.81mx3.05m)

Bedroom 2

11'2x10 (3.40mx3.05m)

Bedroom 3

9'3x7'5 (2.82mx2.26m)

Garage/store room

10'10x7'10 (3.30mx2.39m)

Outside

Tenure

Property misdescriptions



Directions

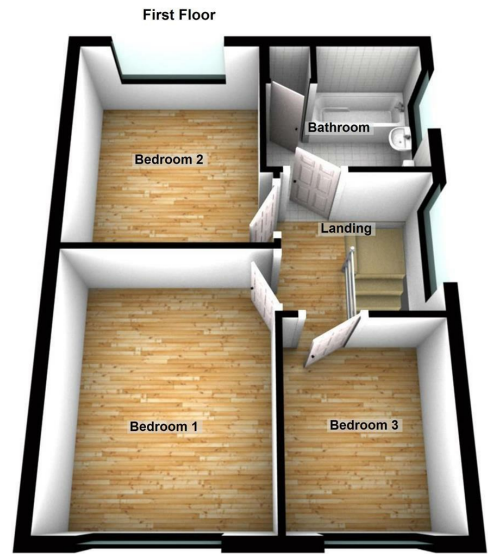
Travelling out of Newtownards along Upper Greenwell Street and onto Bowtown Road, turn right into Bowmount Park and number 23 is at the bottom of the cul de sac.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanIt3D.



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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			