



45 Gregstown Park , Newtownards, BT23 8GW

"A spacious detached family home, in a highly sought after location, but at a very attractive price.."

This is a property that will reward a buyers vision and investment. It offers 3 first floor double bedrooms, including a master with ensuite shower room, and a fully tiled family bathroom. The ground floor is nicely presented with a modern, good quality laminate wood flooring running through the entrance hall, lounge, dining room and sitting room, which could also provide a 4th double bedroom if required. The kitchen, utility and cloakrooms would benefit from some modernisation and upgrading whilst some general TLC would breath new life into this great home. It benefits from uPVC double glazing & fascia and oil fired central heating whilst, externally, there is a detached garage, tarmac driveway, garden in lawn to the front and an enclosed, paved patio garden to the rear.

A little time and effort and you will have a wonderful, family size home in a great location. Internal viewing is strongly advised.

Offers Around £235,000

45 Gregstown Park

, Newtownards, BT23 8GW



- Spacious detached home
- Dining room open plan to lounge
- Family bathroom
- Garden to front in lawn - Paved patio garden to rear.
- 4 double bedrooms - Master with ensuite shower room
- Kitchen + Utility and cloakrooms
- uPVC double glazing & fascia - Oil fired central heating
- Lounge with feature gas fireplace
- Sitting room/ground floor bedroom
- Detached garage with tarmac driveway

Entrance

Entrance hall

Lounge

17'10x12 (5.44mx3.66m)

Dining room

9'9x9'9 (2.97mx2.97m)

Kitchen

12'8x9'9 (3.86mx2.97m)

Utility room

9'10x5'9 (3.00mx1.75m)

WC

5'9x4 (1.75mx1.22m)

Sitting room/Bedroom 4

13'5x9'9 (4.09mx2.97m)

Landing

Bathroom

8'1x6'9 (2.46mx2.06m)

Bedroom 1

14'5x13 (4.39mx3.96m)

Ensuite shower room

7'9x5'9 (2.36mx1.75m)

Bedroom 2

12'1x11'5 (3.68mx3.48m)

Bedroom 3

12'1x10'10 (3.68mx3.30m)

Detached garage

17x9'4 (5.18mx2.84m)

Outside

Tenure

Property misdescriptions

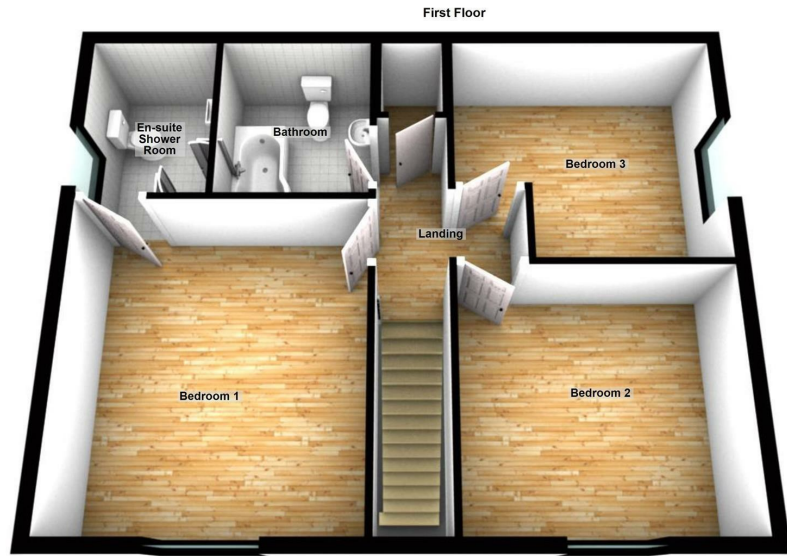


Directions

Travelling out of Newtownards along Upper Greenwell Street and onto Bowtown Road turn right into Gregstown Park, after Castle Gardens Primary School, and number 45 is located towards the end of the cul de sac.



Floor Plan



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	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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			
		62	70				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	