



OFFERS AROUND

**£265,000**

34 Abbeydale Avenue  
Newtownards  
BT23 8RT



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**PINKERTONS**

Sales, Lettings and Property Management

# Charming Family Haven: Explore this Spacious 4-Bedroom Detached Home Just off the Donaghadee Road in Newtownards

Step into a world of comfort and convenience with this charming detached property nestled in a sought-after residential area of Newtownards. Offering ample space for the whole family, this home boasts four bedrooms and has been tastefully extended to the rear, featuring a utility room, downstairs w/c, and an additional living room

for versatile living options. The delightful garden provides a private oasis with a paved patio, lush lawn, and blooming plants, perfect for outdoor relaxation and entertaining.

A detached garage with a covered carport, tarmac driveway, gas heating, and double glazing ensure

practicality and comfort. Don't miss the opportunity to make this inviting residence your own - enquire today to discover more about its abundant features and potential.



# PROPERTY FEATURES



- Detached Four Bedroom Located In Popular Residential Area Within Easy Access To Newtownards Town Centre
- Living Room With Great Natural Light And A Feature Gas Fireplace
- Modern Fitted Kitchen With Gas Hob
- Either A Fifth Bedroom Or Additional Family Room At Rear Of Property
- Family Bathroom With Separate Bath and Shower Cubicle
- Two Bedrooms With Built-In Storage
- Detached Garage And Carport
- Fully Enclosed Rear Garden Laid In Lawn With Patio Area
- PVC Double Glazed Windows And Gas Fired Central Heating
- Brick Paved Driveway Large Enough For Multiple Vehicles









## THIS PROPERTY COMPRISES

### Hallway

14'0" x 11'5"

uPVC front double doors with glass design, wood laminate floor, under stairs storage.

### Living Room

17'5" x 11'9"

Wood laminate floor, wood edging, front view aspect, feature integrated gas fireplace.

### Kitchen

14'1" x 9'5"

Range of high and low level units, granite effect worktops, stainless steel sink unit with drainer and mixer tap, integrated dishwasher, free-standing range oven, gas hob, stainless steel extractor, feature wall radiator, tiled floor, recessed spotlights, uPVC door to rear garden.

### Downstairs WC

6'4" x 3'5"

Pedestal wash hand basin with mixer tap, low flush WC, fully tiled floor.

### Cloakroom

6'4" x 4'8"

Wooden laminate floor, built-in storage.

### Bedroom 1/Family Room

17'11" x 12'7"

Laminate wood floor, rear view aspect.

### First Floor

### Landing

9'9" x 5'3"

Access to roofspace, carpeted floor.

### Bedroom 2

11'7" x 10'7"

Built-in storage, wood laminate floor, front view aspect.

### Storage

3'7" x 1'4"

### Bedroom 3

11'10" x 9'7"

Built-in storage, wood laminate floor, front view aspect.

### Storage 2

3'7" x 2'0"

### Bedroom 4

8'6" x 7'6"

Wood laminate floor, rear view aspect.

### Bedroom 5

6'5" x 5'11"

Wood laminate flooring, rear view aspect.

### Bathroom

9'4" x 7'3"

Modern white suite comprising of bath, shower cubicle with sliding glass doors, pedestal wash-hand basin with mixer tap, low flush WC, tiled walls, tiled floor, extractor fan

### Storage 3

3'1" x 1'11"

### Carport

28'3" x 11'3"

Entry from rear garden, up and over door.

### Garage

21'0" x 10'4"

Entrance from rear garden, power and light.

### Outside Front

Garden to front laid in lawn, boundary hedge, border planting, brick paved driveway, outside light, access to carport.

### Outside Rear

Fully enclosed rear garden laid with lawn and brick paved patio, water tap, outside light, boundary planting, access to garage and carport

### Directions

Heading out of Newtownards on the A21 Bangor Road, take the first exit on the roundabout onto the A48 Donaghadee Road. Continue down the A48 and take the third right onto Brentwood Way. Turn left onto Abbeydale Avenue, property is located on the right hand side.

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold

Fee understood to be £25 every 6 months.

Current Rates - Understood to be approximately £1,416.24

# FLOOR PLANS

34 Abbeydale Avenue, Newtownards



Ground Floor

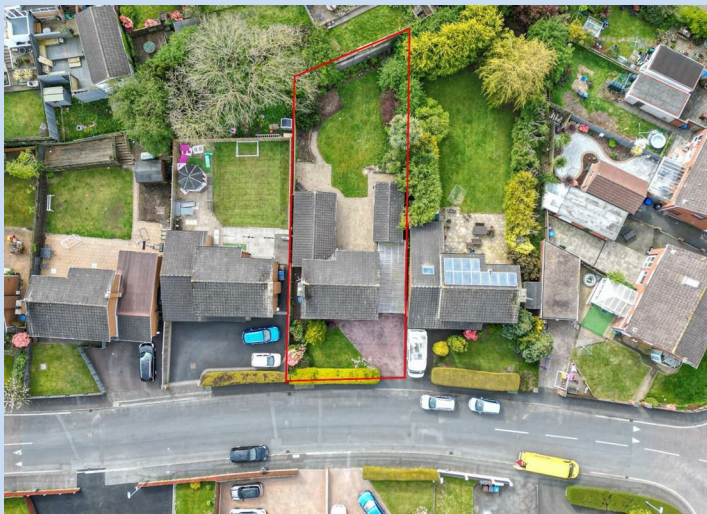
GROUND FLOOR

34 Abbeydale Avenue, Newtownards



First Floor

FIRST FLOOR



## Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	<b>71</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

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### WILL YOU NEED A MORTGAGE?

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### LETTINGS & PROPERTY MANAGEMENT

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