

A well-presented, semi-detached property located within a popular residential area just off the Donaghadee Road.

**Price:**  
**£194,950**

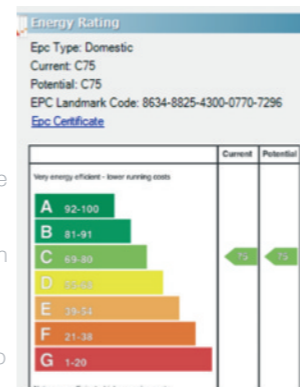
Internally the property is bright, spacious and beautifully presented throughout; Accommodation briefly comprises hallway, living room leading to dining room with patio doors leading to the exterior plus separate modern kitchen and a large utility. On the first floor are three well proportioned bedrooms plus modern luxury bathroom. The property is further enhanced by gas fired central heating and is uPVC double glazed throughout. Externally the gardens are laid out with ease of maintenance in mind with paving leading to a raised timber decked area enjoying a notably private aspect with the added bonus of an attached matching garage.

1 Priory Court,  
Newtownards,  
BT23 8YX

Viewing by  
appointment with  
& through agent  
028 9042 4747



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Located on the periphery of Newtownards, within close proximity to a variety of local amenities including renowned schools for all age groups, local leisure centre, various cafes & restaurants, shopping facilities including Ards Shopping Centre plus the bustling Newtownards town centre. We highly recommend internal viewing to appreciate all this wonderful home has to offer.

## Property Features

Bright, spacious and beautifully presented semi-detached property

Hallway

Living Room open to:

Dining Room

Separate kitchen

Large utility room

Three well-appointed bedrooms

Luxury bathroom with 4 piece suite

Gas fired central heating

Tarmac driveway offering ample parking for several vehicles

Attached garage with light & power

Notably private, enclosed low maintenance rear garden

Convenient location within proximity to a variety of local amenities including renowned schools for all age groups, local leisure centre, various cafes & restaurants & shopping facilities

## Location:

Travelling out of Newtownards along the Donaghadee Road.

### Property Comprises

#### Ground Floor

uPVC double glazed front door with matching side light.

HALLWAY: Cloakstore downstairs.

KITCHEN: 10' 10" x 10' 6" (3.3m x 3.2m) Shaker style kitchen with extensive range of high and low level units, stainless steel 1.5 bowl sink unit with drainer and mixer taps, laminated work surfaces, space for range cooker, stainless steel extractor fan, built-in dishwasher, tiled walls, concealed lighting, ceramic tiled floor.

UTILITY ROOM: 9' 6" x 6' 11" (2.9m x 2.1m) Range of high and low level cupboards, laminate worktops, plumbed for washing machine, space for dryer, uPVC door to outside. Service door to garage.

LIVING ROOM: 15' 5" x 14' 1" (4.7m x 4.3m) Oak wood floor, feature wood burning stove and granite hearth.

Open to . .

DINING ROOM: 10' 10" x 10' 10" (3.3m x 3.3m) Oak wooden floor, double glazed sliding doors to outside.

#### First Floor

LANDING: Access to floored roofspace via ladder.

BEDROOM (1): 13' 9" x 9' 10" (4.2m x 3.0m)

BEDROOM (2): 11' 10" x 10' 6" (3.6m x 3.2m)

BEDROOM (3): 8' 6" x 10' 10" (2.6m x 3.3m) (at widest points)

BATHROOM: Four piece contemporary 4 piece suite comprising fully tiled built-in shower cubicle with mains shower and telephone hand shower, panelled bath with mixer taps and telephone hand shower, tiled surround, wash hand basin with mixer taps, low flush wc, pedestal wash hand basin, ceramic tiled floor, low voltage spotlights, underfloor heating, window.

#### Outside

Front garden in lawn. Tarmac driveway offering ample parking for several vehicles leading to . . .

ATTACHED GARAGE 15' 9" x 9' 10" (4.8m x 3.0m) Roller door, light and power. Access to upper level via ladder.

Enclosed rear garden enjoying private aspect. Paved patio leading to raised timber decked area, bordered by timber fencing.

