

## 1 East Mount , Newtownards, BT23 8SE

A lovely straightforward semi detached chalet style home on an elevated site with views across Newtownards town.

The property offers 3 well proportioned first floor bedrooms and a bathroom whilst the ground floor offers a through lounge/diner, with feature fireplace, and a galley style kitchen. It benefits from uPVC double glazing & fascia and oil fired central heating. Externally there are pleasant gardens to both front & rear, with planted beds, with a tarmac driveway leading to the detached garage.

A little TLC and redecoration would go a long way with this property and would allow the new owner to place their own stamp on it and create a really inviting home.

**Offers Around £155,000**

# 1 East Mount

, Newtownards, BT23 8SE



- Semi detached chalet style home in prime location
- Galley style kitchen
- uPVC double glazing & fascia
- Some modernisation/redecoration would be beneficial.
- 3 bedrooms
- Bathroom
- Oil fired central heating
- Open plan lounge/diner with feature fireplace
- Detached garage with tarmac driveway
- Gardens to front & rear

## Entrance

## Entrance hall

## Lounge

14x11 (4.27mx3.35m)

## Dining room

12'2x9 (3.71mx2.74m)

## Kitchen

12x7'10 (3.66mx2.39m)

## Landing

## Bathroom

8x6 (2.44mx1.83m)

## Bedroom 1

12'5x10'11 (3.78mx3.33m)

## Bedroom 2

12'1x9 (3.68mx2.74m)

## Bedroom 3

9x8 (2.74mx2.44m)

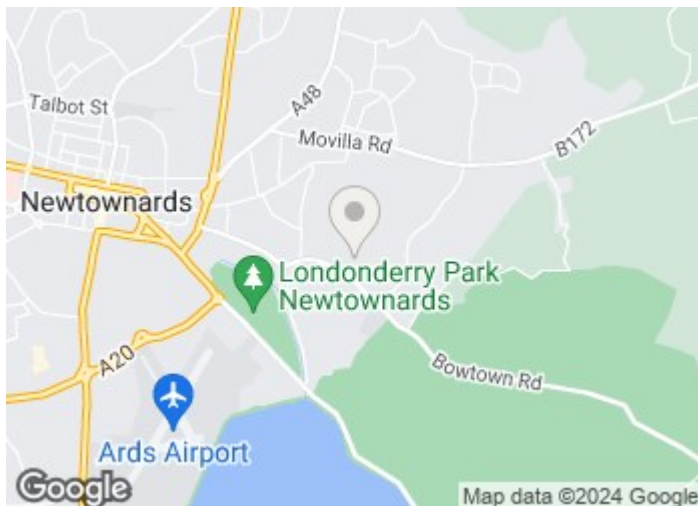
## Garage

20'2x10'1 (6.15mx3.07m)

## Outside

## Tenure

## Property misdescriptions

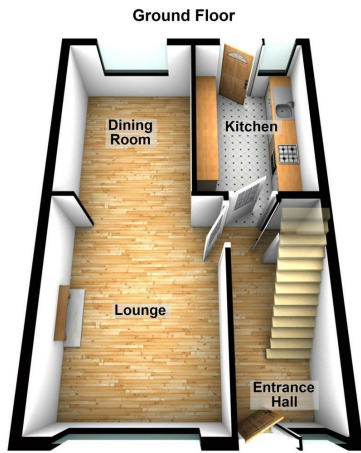


## Directions

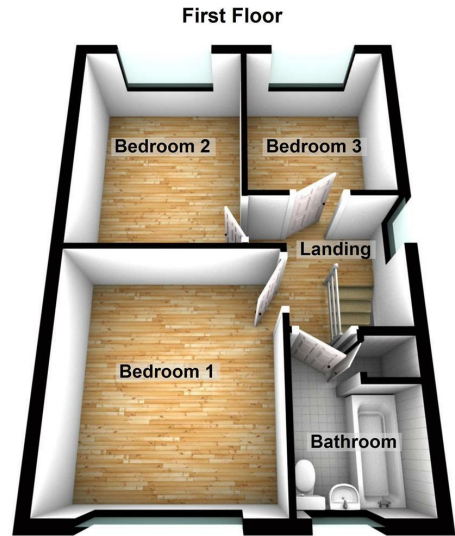
Travelling out of Newtownards along Upper Movilla Street and on to Bowtown Road turn left into East Mount and number 1 is on the right.



# Floor Plan



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



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