



3 Greenwell Place , Newtownards, BT23 7LR

Located in a quiet area close to Ards town centre and convenient to commuting routes to Belfast, Comber & Bangor, this end of terrace property would make an ideal, affordable first home or buy to let investment purchase.

The property offers 2 double bedrooms, (rather than the traditional 2 plus box room), a family bathroom, a lounge and a modern kitchen with dining area. The kitchen in particular is to a high standard and includes a breakfast bar with riser. It benefits from uPVC double glazing and Phoenix gas central heating and is neatly presented throughout.

Externally there are paved gardens to front and rear with planted beds to the front and pedestrian access to the communal parking area at the rear. Early, internal viewing is recommended.

Offers Around £99,950

3 Greenwell Place

, Newtownards, BT23 7LR



- End terrace home
- Modern kitchen with dining area & breakfast bar
- uPVC double glazing
- Great first home or buy to let investment
- 2 double bedrooms
- Bathroom
- Phoenix gas central heating
- Lounge
- Paved gardens to front & rear
- Town centre location with public parking front & rear

Entrance

Entrance hall

11'5x5'9 (3.48mx1.75m)

Lounge

11'3x10'5 (3.43mx3.18m)

Kitchen/diner

16'8x11'7 (5.08mx3.53m)

Landing

Bathroom

6'2x5'7 (1.88mx1.70m)

Bedroom 1

16'8x9'6 (5.08mx2.90m)

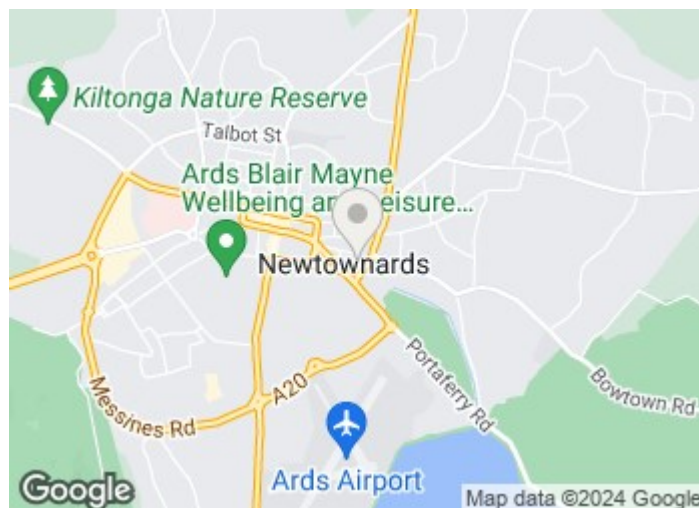
Bedroom 2

11'8x10'4 (3.56mx3.15m)

Outside

Tenure

Property misdescriptions



Directions

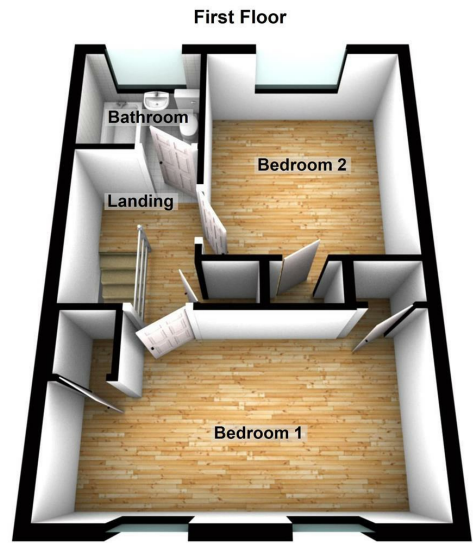
Greenwell Place is located directly in front of Greenwell Street Presbyterian Church just off Castle Street/Portaferry Road, Movilla Street and Georges Street.



Floor Plan



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



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(19-34) E</p> <p>(11-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	