

## 7 Dromena Gardens , Newtownards, BT23 4PX

Set close to Ards town centre, Ards Shopping Centre, Regent House and Model Schools, not to mention the new Castlebawn Retail park, this property is in a prime location for ease of access to all these amenities and more.

The property is neatly presented, with a recently upgraded bathroom, but we would expect most buyers to want to add their own touch through redecoration and perhaps a kitchen makeover. Nevertheless this is a property with charm and character that offers 3 well proportioned bedrooms and 2 reception rooms plus a ground floor WC. It benefits from uPVC double glazing and Phoenix gas central heating. Externally there are mature gardens to front, side and rear in lawn with shrubs & trees.

All in all, a great starter home or buy to let investment purchase.

Internal viewing is recommended.

**Offers Around £139,950**

# 7 Dromena Gardens

, Newtownards, BT23 4PX



- Semi detached home close to town centre
- 3 bedrooms
- Lounge
- Dining/Sitting room
- Kitchen
- Bathroom with bath & separate shower
- uPVC double glazing
- Phoenix gas central heating
- Gardens to front, side & rear
- A good starting point to create your own home from

## Entrance

## Entrance hall

## Sitting/Dining room

13'8x10'7 (4.17mx3.23m)

## Lounge

13'10x9'10 (4.22mx3.00m)

## Kitchen

9'10x8'3 (3.00mx2.51m)

## Cloakroom

4'6x3'9 (1.37mx1.14m)

## WC

4'6x2'7 (1.37mx0.79m)

## Landing

## Bathroom

11'6x5'7 (3.51mx1.70m)

## Bedroom 1

13'8x10 (4.17mx3.05m)

## Bedroom 2

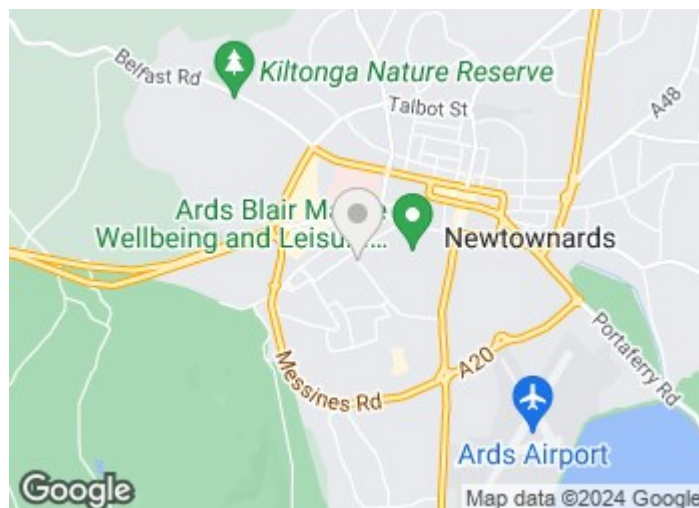
10'7x9'11 (3.23mx3.02m)

## Bedroom 3

10x8'6 (3.05mx2.59m)

## Outside

## Property misdescriptions



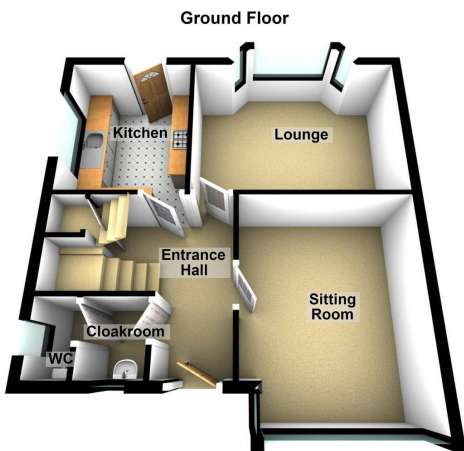
## Directions

Travelling past Regent House Grammar School turn into Dromena Gardens.

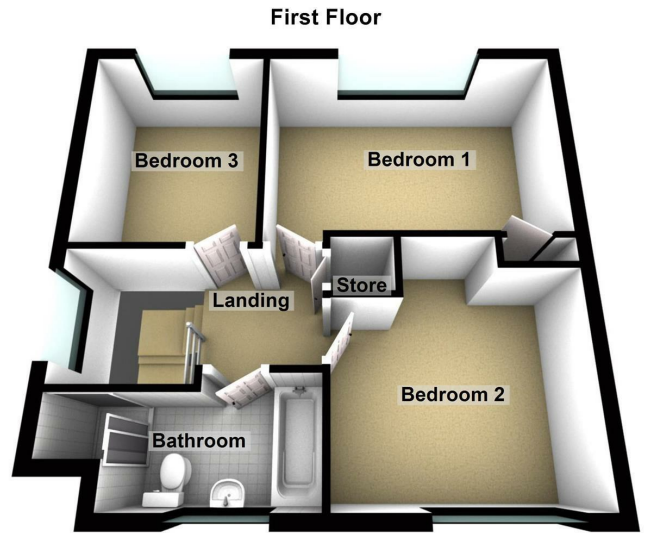




# Floor Plan



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>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>60</b>		<b>66</b>					
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	