



23 Old Forge Lane , Newtownards, BT23 8GF

"Personally I've always loved the Old Forge area and these charming semi detached homes. Deliberately designed to reflect a past age but built to the highest of modern standards this would make an ideal first home or next home and a nice alternative to the modern "mass produced" style of property."

The property offers 3 bedrooms, including a master with en-suite shower room, and a family bathroom on the first floor, plus a floored roof space, accessed via a slingsby ladder. The ground floor centres around a lovely lounge, with feature "Inglenook" fireplace and multi fuel stove plus exposed beam ceiling", and a charming kitchen/diner, with modern fitted units and stable style door to the rear garden. It benefits from wood framed double glazing and oil fired central heating.

Externally the property actually boasts a larger than average rear garden with brick paved patio, perfect for those with kids, and a generous driveway with extended parking area, potentially suited to those with a caravan or motor home to accommodate.

Internal viewing is recommended to fully appreciate this charming home.

Offers Around £189,950

23 Old Forge Lane

, Newtownards, BT23 8GF



- Cottage style semi detached home
- 3 bedrooms - master en-suite
- Lounge with feature "Inglenook" fireplace
- Modern fitted kitchen with dining area & stable style door to rear garden
- Bathroom
- Floored roof space
- Wood framed double glazing
- Oil fired central heating
- Large garden to rear in lawn with mature shrubs
- Gravel driveway and parking area

Entrance

Entrance hall

14'9x6'4 (4.50mx1.93m)

Lounge

14'9x12'10 (4.50mx3.91m)

Kitchen/diner

19'7x10 (5.97mx3.05m)

Landing

Bathroom

7'3x5'9 (2.21mx1.75m)

Bedroom 1

11'11x11'11 (3.63mx3.63m)

Ensuite shower room

8'9x5'3 (2.67mx1.60m)

Bedroom 2

12x9'8 (3.66mx2.95m)

Bedroom 3

8'5x7'3 (2.57mx2.21m)

Outside

Tenure

Property misdescriptions

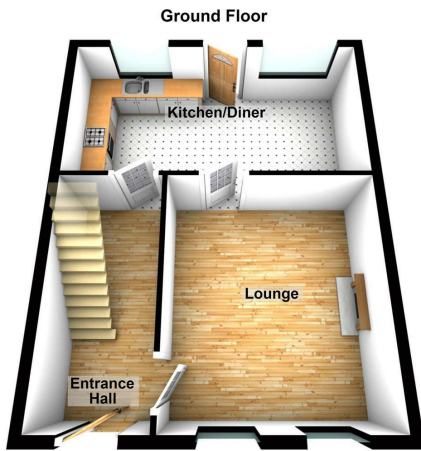


Directions

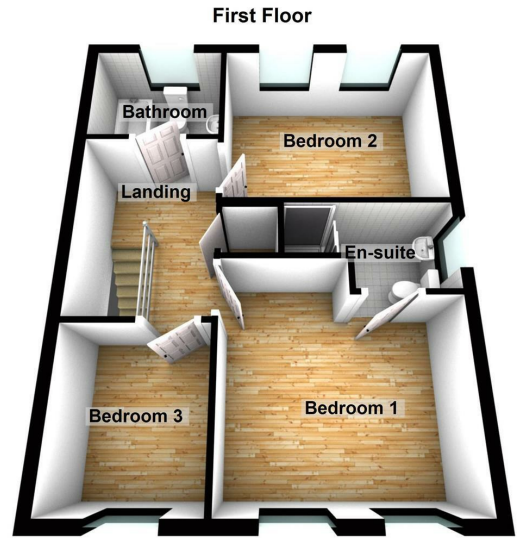
Travelling out of Newtownards along Movilla Road turn left into Old Forge Lane, just before the new Rivenwood development. Number 23 is located in the second turning on the right.



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