



## 33 Old Forge Lane , Newtownards, BT23 8GF

Located in the highly desirable "Old Forge Development", renowned for its open, green spaces, this semi detached home would make an excellent first time buy or next home. The property has some lovely touches such as polished wood flooring, solid wood internal ground floor doors and exposed beam details that add a touch of character and charm. It benefits from 3 first floor bedrooms, master with en-suite shower room, and a family bathroom whilst the ground floor boasts a spacious lounge, with attractive "Inglenook" fireplace, a pleasing kitchen with dining area and, unusually for these properties, a ground floor WC. The property also benefits from oak framed uPVC double glazed windows & doors and oil fired central heating. Externally there are gardens to both front & rear in lawns with mature shrubs and a tarmac driveway with ample parking space. Viewing is recommended.

**Offers Around £189,950**

# 33 Old Forge Lane

, Newtownards, BT23 8GF



- Charming semi detached home
- Kitchen with dining area
- Oil fired central heating
- Quiet cul-de-sac location
- 3 bedrooms - master ensuite
- Bathroom + ground floor WC
- Gardens to front & rear in lawn
- Lounge with Inglenook fireplace
- uPVC double glazing
- Tarmac driveway

## Entrance

## Entrance Hall

14'10x6'4 (4.52mx1.93m)

## Lounge

14'11x12'11 (4.55mx3.94m)

## Kitchen/diner

19'2x9'11 (5.84mx3.02m)

## WC

4'10x2'8 (1.47mx0.81m)

## Landing

## Bathroom

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

## Bedroom 1

12'1x12 (3.68mx3.66m)

## Ensuite shower room

8'10x5 (2.69mx1.52m)

## Bedroom 2

12x9'7 (3.66mx2.92m)

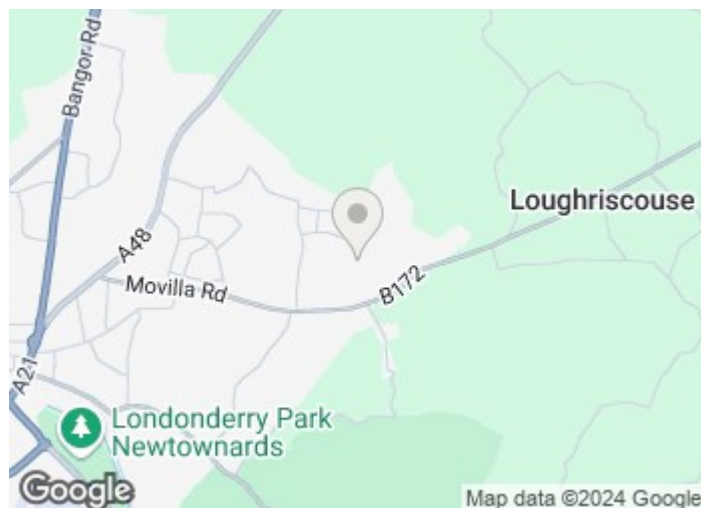
## Bedroom 3

8'6x7'3 (2.59mx2.21m)

## Outside

## Tenure

## Property misdescriptions

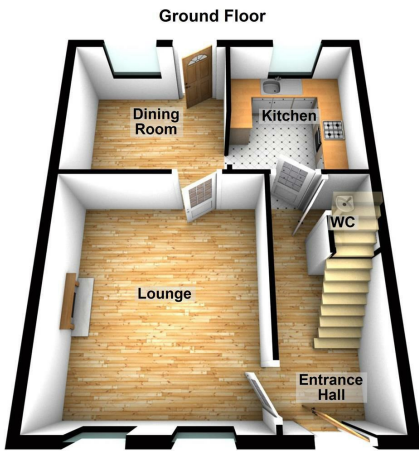


## Directions

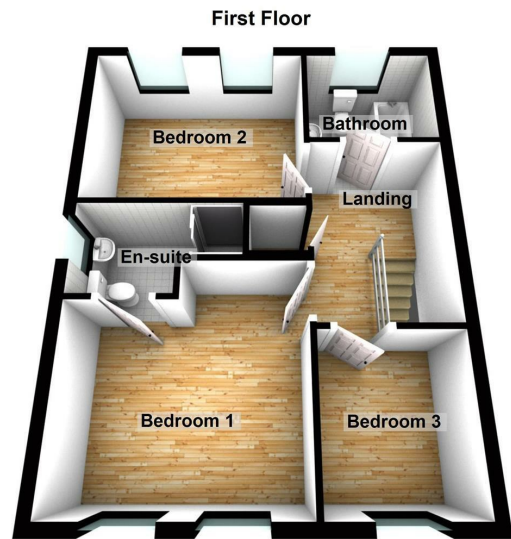
Travelling out of Newtownards along Movilla Road turn left into Old Forge Lane, just before the new Rivenwood development. Number 33 is located in the 4th turning on the right.



# Floor Plan



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



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