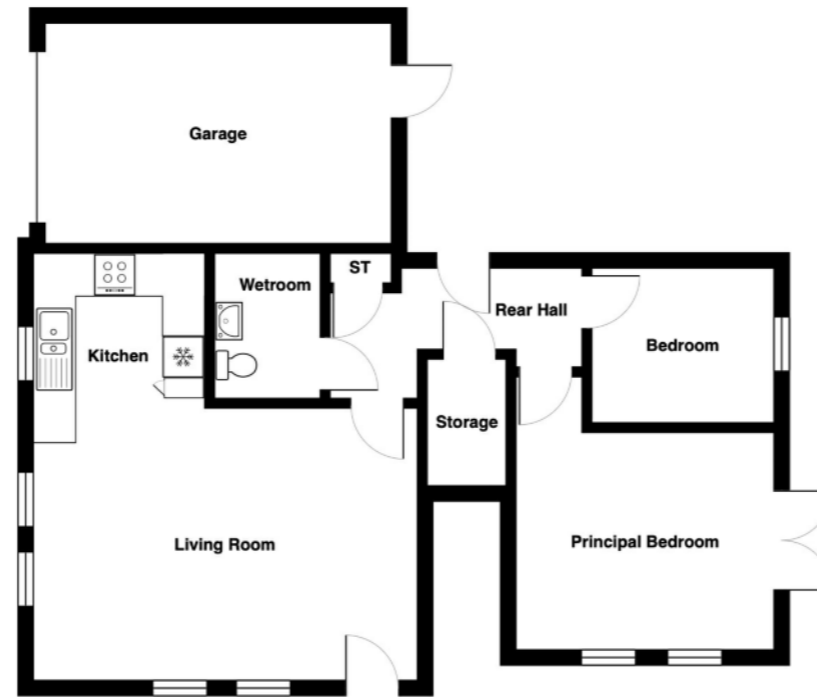


# Location:

Travelling along Church Road, turn left onto Ballykeel Road.  
Fairview Court is the second on the left.

TEMPLETON  
ROBINSON

TEMPLETON  
ROBINSON



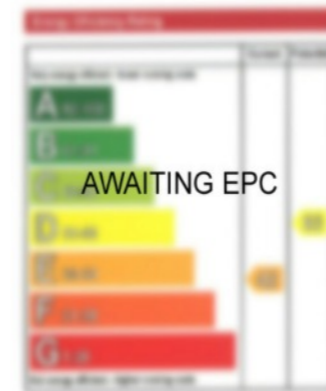
Tucked off Ballykeel Road, Moneyreagh; Fairview Court is an exclusive gated development of just 10 homes. Number 3 is a unique ground floor apartment affording level access and a pleasant outlook from all rooms - plus an attached matching garage.

Although the location often appeals to young professionals and first-time buyers, the property will be of particular interest to downsizers. The cleverly designed layout offers level access with no steps to the rear of the property. The internal layout comprises living room open plan to dining and kitchen, two bedrooms, shower-wet room plus 2x large store cupboards. Further enhanced by uPVC frame double glazed windows and metered Calor gas central heating, the property is immaculately presented throughout. Externally, this is complemented by landscaped communal gardens.

Offers Around  
£145,000

Apt 3 Fairview Court,  
Ballykeel Road,  
NEWTOWNARDS,  
BT23 6DU

Viewing by  
appointment with  
& through agent  
028 9042 4747



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



3 Fairview Court,  
Ballykeel Road,  
NEWTOWNARDS,  
BT23 6DU

## Property Features

Exclusive gated development of just 10 unique homes

Ground floor apartment affording accessible, level access

Attached garage with light, power & electric roller door

Living Room with Dining open plan to:

Modern kitchen with range of built in appliances

Two well-proportioned bedrooms

Shower room / wet-room

Metered Calor Gas heating

uPVC frame double glazed windows

Landscaped communal gardens

Convenient & highly sought after location

Located in a popular & highly convenient residential area close to Moneyreagh village

Various local amenities close including shops & schools, just a few minutes from Ballygowan & less than 8 miles to Belfast city centre

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## Property Comprises

### Ground Floor

uPVC double glazed front door to . . .

LIVING ROOM WITH DINING AREA: 18' 1" x 12' 10" (5.5m x 3.9m)

Engineered oak flooring, dual aspect windows. Open plan to . . .

MODERN HIGH GLOSS BESPOKE KITCHEN: 8' 10" x 8' 6" (2.7m x 2.6m)

Excellent range of high and low level units, wood block effect laminate worktops and upstands, stainless steel 1.5 bowl sink with drainer and mixer tap, built-in appliances to include Indesit oven, Baumatic four ring ceramic hob, stainless steel extractor fan, built-in fridge freezer, built-in washer/dryer, pull-out larder and corner cupboard.

INNER HALLWAY: uPVC double glazed door to exterior.

CLOAK STORE (1): Meter cupboard.

CLOAK STORE (2):

BEDROOM (1): 12' 2" x 10' 2" (3.7m x 3.1m) Engineered oak flooring, uPVC double glazed double doors to patio balcony overlooking gardens.

BEDROOM (2): 8' 6" x 7' 3" (2.6m x 2.2m) Engineered oak flooring.

WET ROOM SHOWER ROOM: Built-in mains shower unit, wall mounted wash hand basin with mixer tap, low flush wc, shaver point, PVC panelled walls, extractor fan, low voltage spotlights.

### Outside

Electric gates leading to . . .

DETACHED MATCHING GARAGE: Light and power, electric roller door, Worcester gas fired boiler.

Landscaped communal garden areas. Bin store area. Communal sheltered bike store. Bottled Phoenix gas.

### Service Charge

£60 per month.

