



## 2 Edenvale Crescent , Newtownards, BT23 8XF

Whether through age, mobility reasons or simply out of choice, bungalows are usually in high demand so we're delighted to introduce 2 Edenvale Crescent to the market.

The property follows a typical design with spacious lounge and adjoining kitchen/diner to the front with the shower room and 3 bedrooms to the rear, accessed via an inner hallway.

The property benefits from uPVC double glazing & fascia and oil fired central heating and also enjoys a larger than average site with tarmac driveway, lawns, paved patio and mature shrubs, all fully enclosed by wooden gates and fencing.

A little redecoration would go a long way to giving this property a new lease on life so view with that in mind and this could well be your ideal new home.

**Offers Around £169,950**

## 2 Edenvale Crescent , Newtownards, BT23 8XF



- Practical semi detached bungalow
- Kitchen with dining area
- Oil fired central heating
- Quiet cul de sac location
- 3 bedrooms
- Shower room
- Gardens to front & rear in lawn with mature shrubs
- Lounge
- uPVC double glazing & fascia
- Tarmac driveway enclosed by wooden fencing & gates

### Entrance

#### Entrance hall

7'9x3'9 (2.36mx1.14m)

#### Lounge

19'5x12'9 (5.92mx3.89m)

#### Kitchen/diner

17'6x10'3 (5.33mx3.12m)

#### Inner hallway

9'1x3'1 (2.77mx0.94m)

#### Shower room

10'1x6'1 (3.07mx1.85m)

#### Bedroom 1

13'8x9'9 (4.17mx2.97m)

#### Bedroom 2

13'2x10 (4.01mx3.05m)

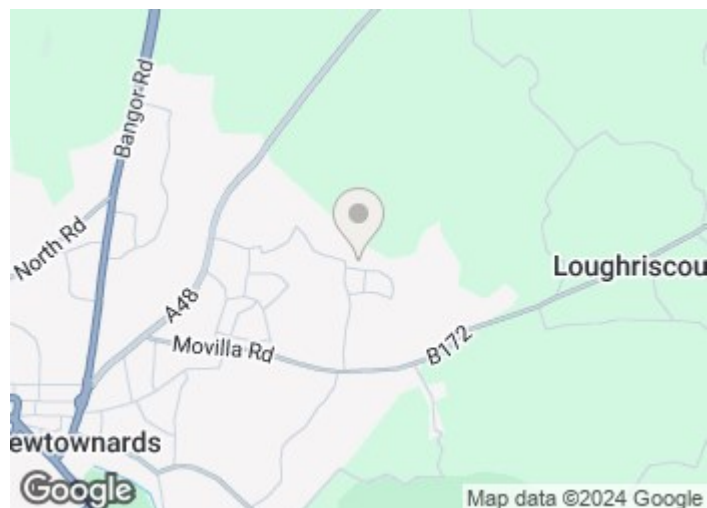
#### Bedroom 3

9'10x7'8 (3.00mx2.34m)

#### Outside

#### Tenure

#### Property misdescriptions



#### Directions

Travelling out of Newtownards along Movilla Road turn left into Stratheden Heights then 4th right into Mandeville Avenue. Take first left into Edenvale Crescent and number 2 is the first on the left.



## Floor Plan



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 <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>Northern Ireland</b>	EU Directive 2002/91/EC		<b>Northern Ireland</b>	EU Directive 2002/91/EC			

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