



## 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. This 1980s property will need age related attention given to some areas i.e. lintels and electrics and is ready for some modernisation, but is on a great site for you to create your forever home.

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

**Offers Over £159,950**

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- 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)

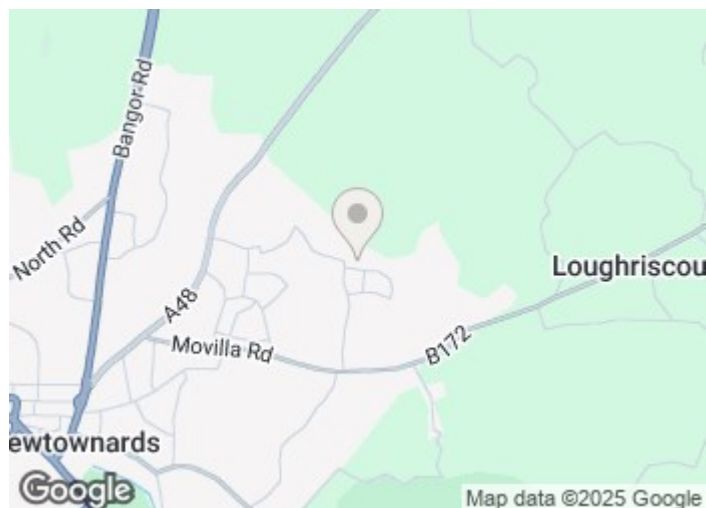
#### Bedroom 3

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

#### Outside

#### Tenure

#### Property misdescriptions

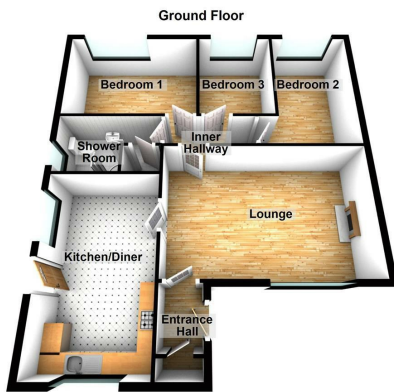


#### Directions

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.



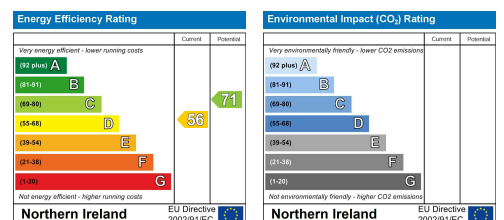
## Floor Plan



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



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