



19 CAMBOURNE ROAD

NEWTOWNARDS BT23 4WF

Offers Over **£220,000**



SEMI-DETACHED | 3  | 2  | 1 

This well presented semi-detached property is on the periphery of Newtownards. Cambourne Road is a sought-after residential address and is located just off the Comber Road where there are excellent convenience to Newtownards Town Centre, Castlebawn Shopping Centre and Ards Shopping Centre

boasting a varied range of local amenities.

KEY FEATURES

- Well Presented Semi – Detached Property
- Located in Sought-After Development on Periphery of Newtownards
- Three Well Proportioned Bedrooms
- Principle Bedroom Benefiting from an En suite Shower Room
- Spacious Family Lounge
- Open Plan Kitchen with Ample Dining and Living Space Overlooking the Rear Garden
- Additional Family Bathroom
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Large Tarmac Driveway Providing Ample Off Street Car Parking
- Front Garden Laid in Lawn
- Fully Enclosed Rear Garden, with Paved Patio Area Ideal for Entertaining, Young Children and Pets Alike
- Ideally Located with Excellent Convenience to Newtownards Town Centre, Castlebawn Shopping Centre and Ards Shopping Centre Boasting a Wide Range of Local Amenities
- Ease of Access to Good Road Networks and Public Transport Links for Commuting to Belfast and Bangor
- Ultra Fast Full Fibre Broadband Available



ROOM DETAILS

Ground Floor

- Entrance Hallway
- Family Lounge
16'9" x 14'10"
- Kitchen / Living
21'10" x 10'10"
- Stairs Leading to First Floor

First Floor

- Principle Bedroom
17'8" x 10'2"
- En suite Shower Room
- Bedroom Two
13'1" x 10'4"
- Bedroom Three
10'10" x 8'0"
- Family Bathroom

Outside

- Large tarmac driveway with lawn to the front
- Fully enclosed rear garden with paved patio area, outside lights, outside water, boiler house, oil tank
- Shed



DIRECTIONS

Travelling towards Newtownards on the Comber Road, turn left onto Cambourne Road. Take the second right and 19 Cambourne Road is situated on your right hand side on the corner.t.



THE LOCAL AREA

Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.



ENERGY EFFICIENCY RATING		
Very energy efficient - lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	55
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient - higher running costs		
CURRENT	POTENTIAL	69

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

