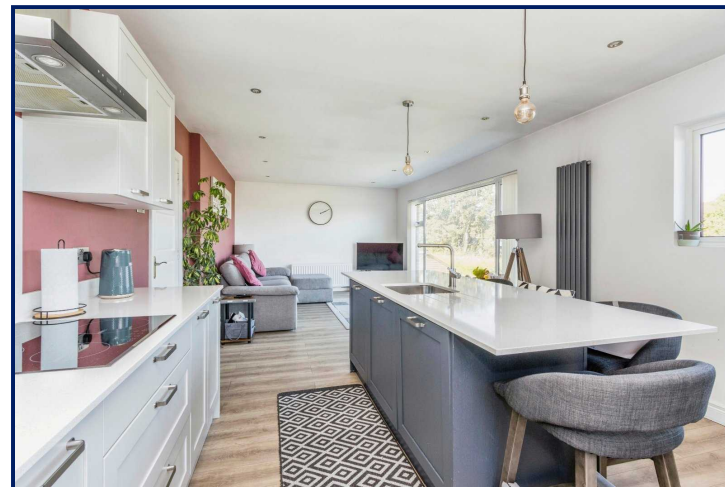
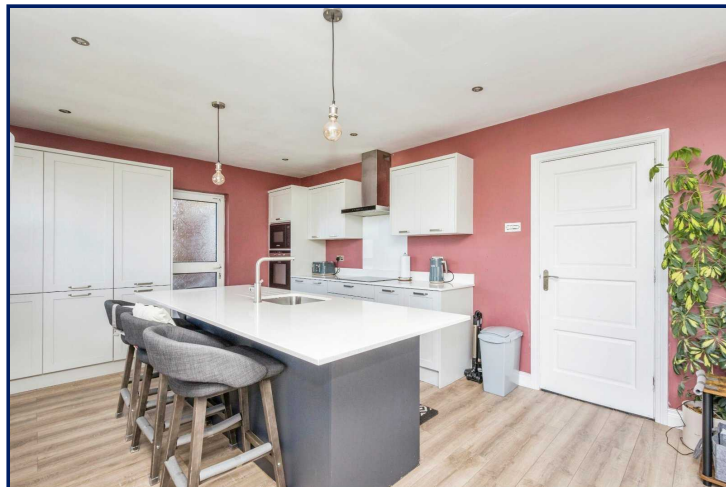
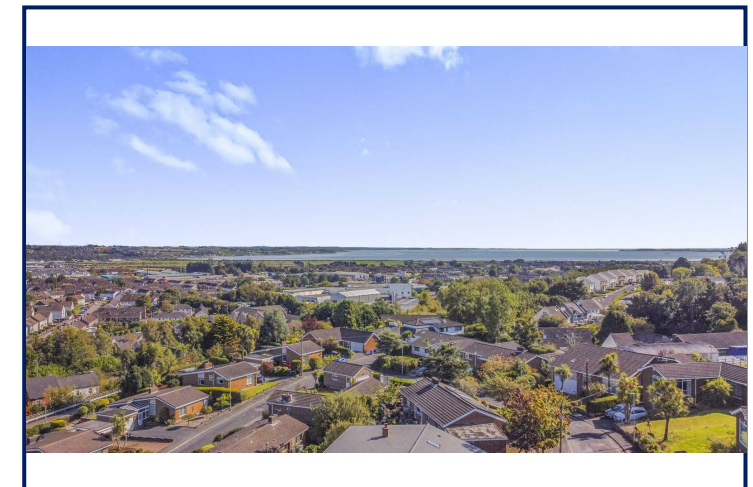


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



25 Marcella Park, Newtownards,
County Down, BT23 4SF

**Offers in the region of:
£252,500**

Reeds Rains

reedsrains.co.uk

Marcella Park, Newtownards, County Down, BT23 4SF

Council Tax Band:
EPC Rating: E

Stunning Views!

Well presented detached split level bungalow in the well regarded Marcella Park development off the Scrabo Road in Newtownards.

Description

Reeds Rains are delighted to present for sale this well presented detached split level bungalow in the well regarded Marcella Park development off the Scrabo Road in Newtownards.

Occupying an enviable plot and commanding excellent views over Newtownards, this home will appeal to an array of purchasers given its desirable and convenient location.

Both Newtownards town centre and Ards Shopping Centre are within walking distance of the property where the new home owner can enjoy the wealth of amenities on offer. Internally the property comprises on the ground floor of an entrance hall, impressive open plan living/kitchen/dining benefitting from superb views and separate snug/dining room, while on the upper ground floor there are three generous bedrooms and a modern family bathroom.

Outside the house has gardens front and rear and a driveway leading to an attached garage. The property is further enhanced with oil fired central heating and double glazing. To arrange your private viewing please contact our sales team on 028 9181 4144.

GROUND FLOOR

Entrance Hall

PVC front door. Laminate floor and storage cupboard.

Kitchen / Living / Dining

27'7" x 12'4" (max) (8.4m x 3.76m (max))
Stunning fitted kitchen with an excellent range of high and low level units and granite work tops. Stainless steel single drainer sink unit

with mixer tap. Feature pull out larder and island with breakfast bar area. 4 ring ceramic hob, stainless steel extractor fan and single oven. Integrated dishwasher, microwave and fridge freezer. PVC door to rear. Excellent views over Newtownards.

Snug / Dining Room

11'1" x 10'11" (max) (3.38m x 3.33m (max))

UPPER GROUND FLOOR

Landing

Hot press.

Bedroom 1

11'7" x 11' (max) (3.53m x 3.35m (max))

Built in slide robes. Feature radiator.

Bedroom 2

11'8" x 10'10" (3.56m x 3.3m)

Bedroom 3

10'1" x 8'2" (3.07m x 2.5m)

Bathroom

8'4" x 7' (max) (2.54m x 2.13m (max))
Contemporary white suite comprising low flush WC, vanity wash hand basin with mixer tap and panel bath with mixer tap and electric shower over. Feature radiator. Part tiled walls and recessed spot lights.

Attached Garage

Up and over door. Rear access door.

Outside

Front garden laid in lawns with tarmac driveway. Covered patio area.
Rear garden laid in lawns and shrubs with tiered decked areas. Outhouse plumbed for washing machine. PVC oil tank.

Heating Type

Oil fired central heating.

Glazing Type

Double glazed.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

