



Beautifully presented end-terrace family home which has been upgraded throughout by its current owners, offering modern day living in a much sought after and extremely popular location. Internally the property offers bright and spacious accommodation throughout. Briefly comprising luxury fitted kitchen plumbed for Rangemaster cooker with island area, open plan to a good sized living and dining area including a utility room. Upstairs are three well-proportioned bedrooms, a home office and a contemporary family shower room. Externally is an impressive summer house with utility and WC facilities, open to modern composite decking and large lawn area with artificial grass, providing the perfect place to relax or entertain guests. Additional features include LPG gas heating, double glazing throughout and ample driveway parking. This is a perfect first-time buyer opportunity, early viewing is highly recommended.

Offers Over  
£209,950

21 Rockland Drive,  
Moneyreagh,  
NEWTOWNARDS,  
BT23 6BD

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Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent end-terrace family home in a popular and highly sought after location
- Luxury fitted kitchen, open plan to a bright living and dining area
- Utility room plumbed for washing machine
- Three well proportioned bedrooms with additional home office
- Contemporary first floor shower room
- Impressive summer house with utility and WC facilities
- LPG gas heating, Double glazing throughout
- Fantastic enclosed rear garden with composite decked patio area and artificial grass
- Ample driveway parking to the front
- Early viewing is highly recommended

The Property Comprises:

Ground Floor

HALLWAY: Composite front door, ceramic tiled floor.



KITCHEN/LIVING: 19' 2" x 16' 0" (5.84m x 4.88m) Range of high and low level units, space for range cooker, stainless steel sink unit with mixer tap, plumbed for American style fridge/ freezer, island with under storage, ceramic tiled floor, laminate worktops.



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UTILITY ROOM: Plumbed for washing machine, ceramic tiled floor.



First Floor

LANDING:

BEDROOM (1): 12' 8" x 10' 3" (3.86m x 3.12m) Carpeted.



BEDROOM (2): 9' 6" x 8' 6" (2.9m x 2.59m) Carpeted.



OFFICE: 7' 2" x 6' 1" (2.18m x 1.85m) Carpeted.

SHOWER ROOM: 9' 2" x 5' 4" (2.79m x 1.63m) Low flush wc, wash hand basin with vanity underneath, walk-in shower cubicle.



## Second Floor

BEDROOM (3): 13' 1" x 9' 7" (3.99m x 2.92m) Carpeted. Velux window, under eaves storage.



## Outside

SUMMER HOUSE: 18' 7" x 13' 4" (5.66m x 4.06m) Insulated, light and power, laminate wood strip flooring, bi-folding doors.



UTILITY: Plumbed for washing machine. Sink with mixer taps, laminate wood strip flooring.

WC: Wash hand basin, extractor fan.

Enclosed rear garden with composite decking, artificial grass. Outside tap.



Location:

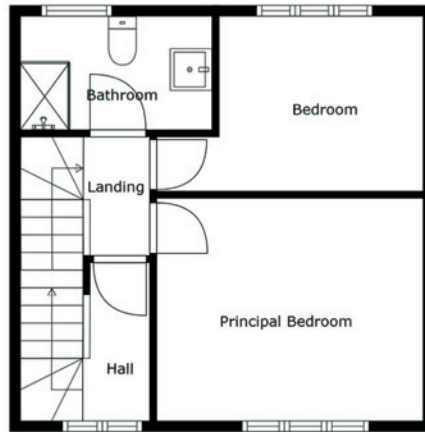
Drive along Church Road, turn left onto Ballykeel Road and Rockland Drive is first on the left.

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Floor 1

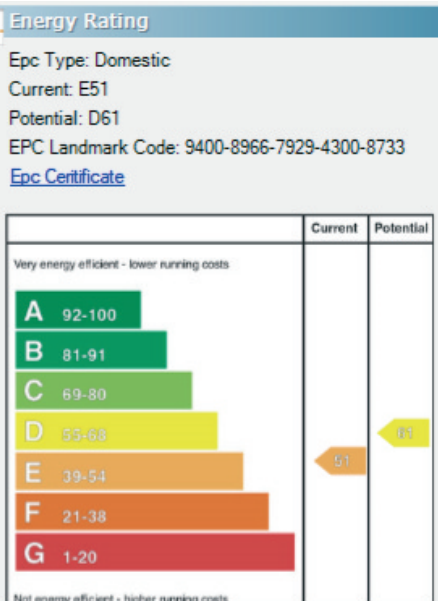


Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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