

Tim Martin
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28 Penrhyn Park
Newtownards
BT23 8JW

Offers Around
£174,950

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SUMMARY

A well presented and spacious semi detached home, situated within this popular and convenient location, just off the Movilla Road.

Fitted with oil fired central heating and uPVC double glazing, the property boasts bright and spacious accommodation, perfect for the first time buyer or young family.

The ground floor enjoys a beautifully appointed lounge and a modern fitted kitchen with dining area. The first floor boasts three well proportioned bedrooms, a study and bathroom, fitted with a modern white suite.

Outside, a spacious driveway to the front leads to the integral garage, whilst enclosed rear gardens are laid out in lawn with paved patio area.

Newtownards town centre is within close proximity as too is Ards Shopping Centre and an excellent range of primary and secondary schools. An excellent road network and public transport links make for a convenient commute to Donaghadee, Bangor and Belfast city centre.

FEATURES

- OPEN VIEWING - Wednesday 13 November from 4 - 5pm
- Well Presented Semi Detached Home In This Popular And Convenient Location
- Bright And Spacious Lounge and Modern Fitted Kitchen With Dining Area
- Three Well Proportioned Bedrooms And Study / Home Office
- Bathroom Fitted With A Modern White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To Integral Garage
- Enclosed Rear Gardens Laid Out In Lawn With Paved Patio Area
- Perfect For First Time Buyers, Young Couples Or Families
- Close Proximity To Newtownards Town Centre, Shopping Centre, Schools And Public Transport

Entrance Hall

Glazed uPVC entrance door; wood strip floor; under stairs storage cupboard.

Lounge

15'7 x 10'3 (4.75m x 3.12m)

Modern fireplace with electric fire inset; wood strip floor; corniced ceiling; TV aerial connection point.

Kitchen / Dining Area

16'5 x 9'5 (5.00m x 2.87m)

Good range of painted finish high and low level cupboard and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer taps; integrated Samsung electric under oven with 4 ring ceramic hob; extractor hood over; Beko dishwasher; space for fridge / freezer; formica worktops with matching breakfast bar; tiled splashback; tiled effect laminate floor; recessed spotlights; access to integral garage; sliding patio door to the rear.

First Floor / Landing

Access to roofspace; hotpress with lagged copper cylinder.

Bedroom 1

14'7 x 8'8 (4.45m x 2.64m)

Bedroom 2

8'4 x 7'6 (2.54m x 2.29m)

Built in storage cupboard; Velux window; access to:

Store

12'8 x 8'4 (3.86m x 2.54m)

Bedroom 3

10'5 x 9'7 (3.18m x 2.92m)

Bathroom

6'7 x 5'5 (2.01m x 1.65m)

Modern white suite comprising P shaped bath with pillar mixer taps; Triton Enrich electric shower unit and wall mounted telephone shower attachment; fitted glass shower screen; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled WC; towel radiator; part tiled effect PVC wall cladding.

Outside

Spacious concrete driveway leading to:-

Integral Garage

25'6 x 8'5 (7.77m x 2.57m)

Roller shutter door; recessed sink unit; built in cupboards; space and plumbing for washing machine and tumble dryer; light and power points; Worcester oil fired boiler; glazed uPVC door to rear.

Gardens

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn with paved patio area; outside light and water tap; PVC oil storage tank.

Capital / Rateable Value

£70,000 = Rate Payable = £639.59 per annum (approx)

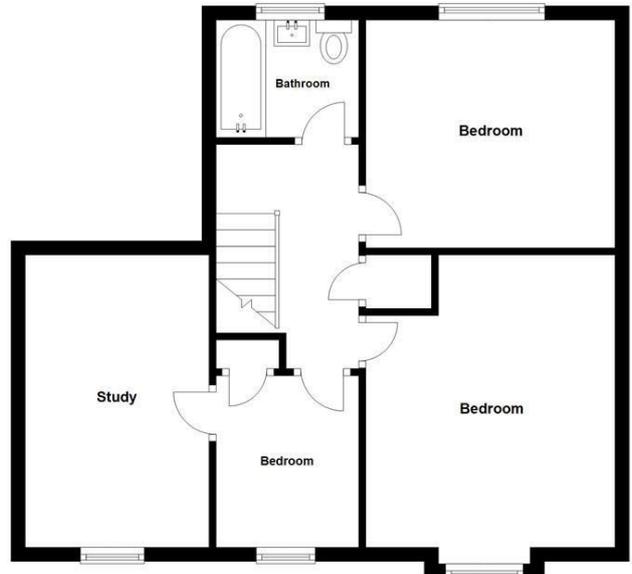
Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

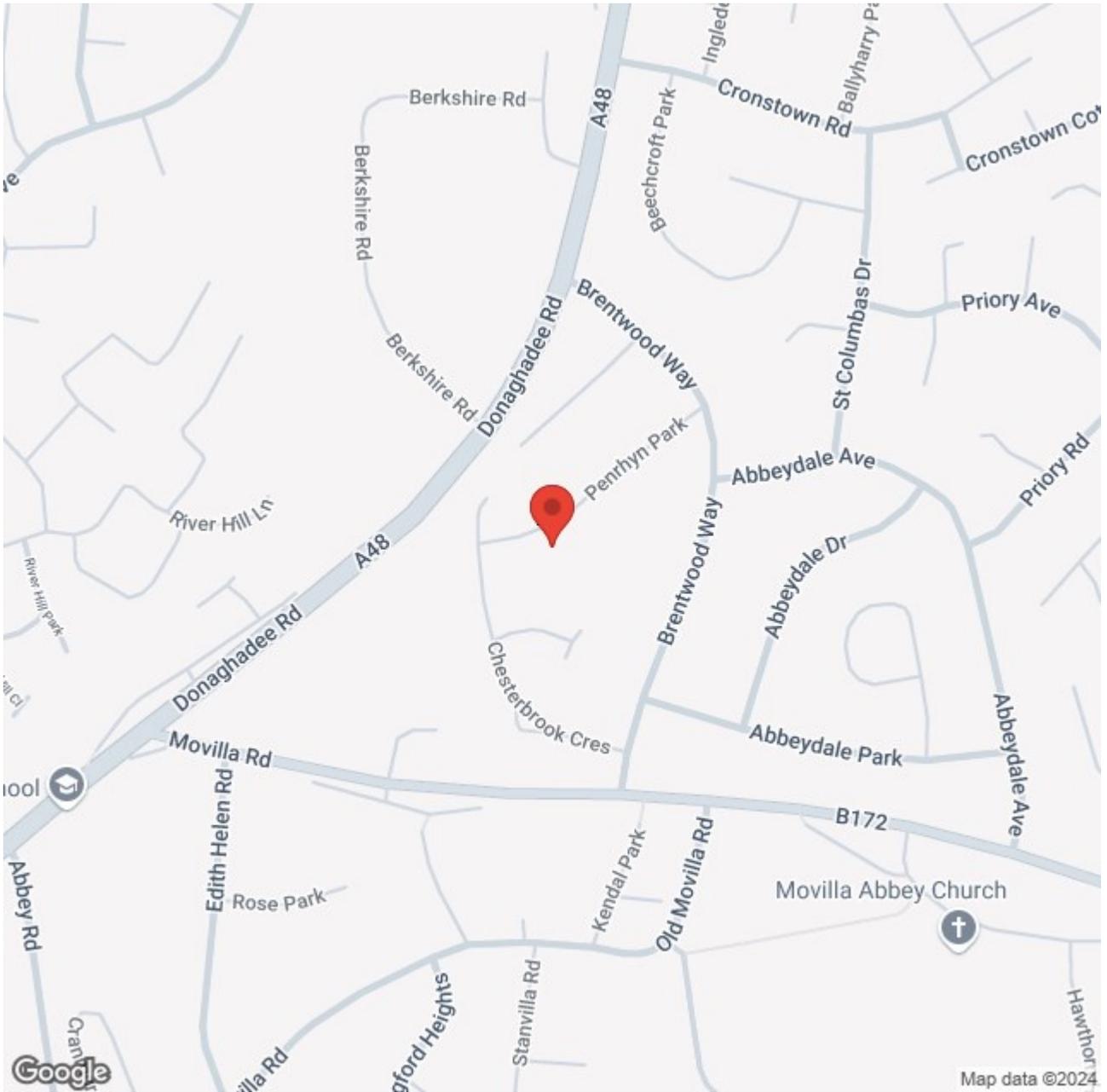
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	68

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