



FIXED ASKING PRICE

**£160,000**

33 Abbeydale Avenue  
Newtownards  
BT23 8RT



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**PINKERTONS**

Sales, Lettings and Property Management

## Immaculate Three Bedroom Home In Abbeydale, Newtownards – Move In Ready With Detached Garage And Off-Street Parking.

This charming three bedroom home, nestled in the highly sought-after Abbeydale area of Newtownards, offers a blend of comfort and convenience. Freshly painted and carpeted throughout, the property is impeccably presented, ensuring new owners can move in and start enjoying their space immediately. The home benefits from oil-fired central heating (OFCH) and double-glazed windows, contributing to warmth and energy efficiency.

A spacious driveway provides off-street parking, complemented by a detached garage that offers additional storage or workshop potential. Inside, light-filled living spaces promise a welcoming atmosphere for both relaxation and entertaining.

The location, just off the Donaghadee Road, is perfect for families or professionals seeking proximity to local amenities, schools, and transport links.

This ready-to-move-into home combines modern updates with timeless comfort, making it an exceptional opportunity for discerning buyers.



# PROPERTY FEATURES



- Three Bedroom Property In Popular Residential Location
- Freshly Painted And Recarpeted Throughout
- Large Open Plan Living/Dining Room
- Fitted Kitchen With Range Of Integrated Appliances
- Modern Shower Room On First Floor
- Detached Garage And Off Street Parking
- Fully Enclosed Rear Garden
- Oil Fired Central Heating & PVC Double Glazed Windows
- Chain Free Property
- Close Proximity To Local Amenities, Schools And Transport Links.









## THIS PROPERTY COMPRISES

**Hallway**  
14'8" x 5'11"

**Storage**  
3'0" x 5'6"

**Open Plan Living/Dining  
Room**  
24'2" x 10'11"

**Kitchen**  
9'7" x 8'2"

**First Floor Landing**  
8'4" x 6'1"

**Storage**  
3'0" x 1'9"

**Bedroom 1**  
14'0" x 10'10"

**Bedroom 2**  
10'10" x 10'0"

**Bedroom 3**  
9'10" x 7'11"

**Storage**  
3'5" x 3'0"

**Shower Room**  
6'1" x 5'5"

**Garage**  
18'11" x 10'1"

**Directions**  
Proceeding along Movilla Road,  
turn left onto Abbeydale Avenue

**REQUIRED INFO UNDER  
TRADING STANDARDS  
GUIDANCE**

Tenure - Understood to be  
freehold  
Current Rates - Understood to  
be approximately £822.00 per  
annum

## FLOOR PLANS



Ground Floor



First Floor



### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.



### DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

### WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

### LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



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