



OFFERS AROUND

£160,000

33 Abbeydale Avenue

Newtownards

BT23 8RT



pinkertonsni.com

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"

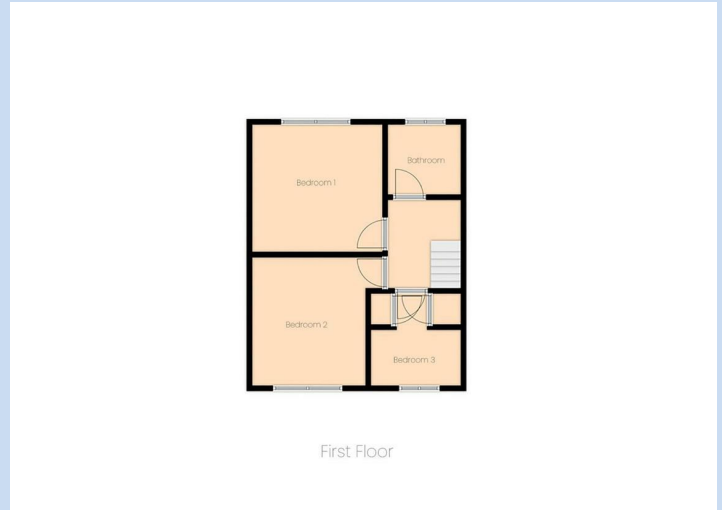
Garage
18'11" x 10'1"

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



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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!



Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.