



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	39
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



20 Belvedere Road, Newtownards,  
County Down, BT23 7AX

Offers in the region of:  
**£225,000**

 Reeds Rains

[reedsrains.co.uk](http://reedsrains.co.uk)



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Viewing by Appointment

### Description

Reeds Rains are delighted to present for sale this spacious detached split level property located on the highly desirable Belvedere Road in Newtownards.

The property is conveniently located and is within walking distance of Newtownards town centre. For those with children both Victoria Primary School & Movilla High School are relative close by.

Briefly comprising on the ground floor of an entrance hall, living room, dining room and kitchen, while on the first floor there are three well proportioned bedrooms and a family bathroom.

Externally there are mature gardens to the front and rear with stunning views over Newtownards towards Strangford Lough.

Although in need of some modernisation this house will appeal to those looking to put their own stamp on the property and create their ideal home.

The property is further enhanced with oil fired central heating a double glazing.

To arrange your private viewing please contact our sales team on 028 9181 4144.

### GROUND FLOOR

#### Entrance Porch

PVC front door. Tiled floor. Glazed door to:

#### Entrance Hall

### LOWER GROUND FLOOR

#### Living Room

17' x 11'11" (5.18m x 3.63m)

Open fire.

#### Dining Room

13'5" x 11'9" (4.1m x 3.58m)

Views over Newtownards towards Strangford Lough.

### Kitchen

11'6" x 6'11" (3.5m x 2.1m)

Fitted kitchen with a range of high and low level units and laminate work surfaces.

Stainless steel single drainer sink unit with mixer tap. Space for cooker. Larder cupboard. Part tiled walls and PVC door to rear. Views over Newtownards towards Strangford Lough.

### FIRST FLOOR

#### Bedroom 1

15'2" x 9'10" (4.62m x 3m)

#### Bedroom 2

13'5" x 10'3" (max) (4.1m x 3.12m (max))

2 separate built in wardrobes. Views over Newtownards towards Strangford Lough.

#### Bedroom 3

11'11" x 7' (3.63m x 2.13m)

### Bathroom

7'2" x 6'11" (2.18m x 2.1m)

Three piece suite comprising low flush WC, pedestal wash hand basin and panel bath with electric shower over. Hot press.

### Attached Garage

Roller door.

### Bolier House

Oil fired boiler.

### 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/c/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.

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 Carrmoney 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

For full EPC please contact the branch.

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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.

