



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	60	66
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Cairndore Grange, Newtownards,
County Down, BT23 8PD

Asking Price: £150,000

 **Reeds Rains**

reedsrains.co.uk

Cairndore Grange, Newtownards, County Down, BT23 8PD

Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this well appointed semi detached home in the popular Cairndore development located off the Movilla Road in Newtownards.

The property is ideally located close to a number of local amenities, public transport and Abbey Primary School.

The home will also appeal to an array of purchasers from first time buyers, to investors or to those looking to downsize.

Internally the property comprises on the ground floor of an entrance porch, living room and kitchen dining, while on the first floor there are three bedrooms - master with ensuite and a bathroom.

The property is further enhanced with oil fired central heating and double glazing, To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Porch

PVC door. Laminate floor. Glazed door to:

Living Room

15'4" x 15'1" (4.67m x 4.6m)

Laminate floor. Understairs storage. Fire surround with electric fire inset.

Kitchen / Dining

15' x 8'5" (4.57m x 2.57m)

Fitted kitchen with a range of high and low level units and laminate work tops. Stainless steel single drainer sink unit with mixer tap. Plumbed for washing machine and space for fridge. 4 ring ceramic hob, extractor fan and single oven. Laminate floor and part tiled walls. Recessed spotlights. Patio doors to rear.

FIRST FLOOR

Landing

Hot press.

Master Bedroom

11'6" x 8'5" (3.5m x 2.57m)

Laminate floor.

Ensuite

Modern white suite comprising low flush WC, vanity wash hand basin with mixer tap and enclosed shower cubicle with electric shower. Part tiled walls and extractor fan.

Bedroom 2

9'5" x 8'2" (2.87m x 2.5m)

Bedroom 3

7'5" x 6'2" (2.26m x 1.88m)

Bathroom

8'2" x 5'8" (2.5m x 1.73m)

White suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with electric shower over. Part tiled walls and recessed spotlights. Extractor fan.

Outside

Front garden with small area laid in lawns and tarmac driveway. Rear garden laid in lawns with feature patio area. Garden shed.

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/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.

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For full EPC please contact the branch.

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.

