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Situated off the ever popular Movilla Road, this attractive mid terrace occupies a level site within this popular area. The property is located within a short drive of Newtownards town centre, close to leading schools and local shops and amenities.

This attractive mid terrace offers well proportioned accommodation. Offering spacious lounge with cast iron wood burning stove, maple kitchen with casual dining area, ground floor cloaks with low flush suite and on the first floor and modern white bathroom suite. This property will prove popular with first-time buyers or investors alike.

With so much on offer early viewing is recommended.

Offers Around  
£125,000

18 Ballyreagh Way,  
Newtownards,  
BT23 8XL

Viewing by  
appointment with  
& through agent  
028 9042 4747

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## Property Features

Mid Terrace Property

Well Presented Throughout

Lounge with Cast Iron Stove

Spacious Kitchen with Dining Area

Ground Floor Cloaks

Three Well Proportioned Bedrooms

Superb Bathroom

Double Glazed Windows / Oil Fired Central Heating

Driveway Parking to Front

Enclosed Rear Low Maintenance Garden

Popular Location

## Location:

Travelling out of Newtownards on the Movilla Road at the Spar Shop turn right into Abbot Drive, take second left into Abbot Link then follow road round into Ballyreagh Way & No 18 is on the right hand side.

## Property Comprises

### Ground Floor

uPVC double glazed door to:

ENTRANCE PORCH:

ENTRANCE HALL: Waterproof laminate vinyl tiled flooring.

LOUNGE: 13' 10" x 11' 0" (4.22m x 3.35m) Cast iron wood burning stove. Sleeper mantle, solid wooden floor.

KITCHEN/DINING: 17' 0" x 11' 0" (5.18m x 3.35m) Excellent range of high and low level maple units, laminate work surfaces, one and a half bowl stainless steel sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, space for range cooker, extractor fan, built-in dresser. Storage room, plumbing for washing machine.

CLOAKROOM: Low flush wc, pedestal wash hand basin, waterproof laminate vinyl tiled floor.

REAR PORCH: uPVC door to garden.

### First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 0" x 10' 0" (3.96m x 3.05m) Vinyl flooring.

BEDROOM (3): 8' 10" x 7' 0" (2.69m x 2.13m) Vinyl flooring.

BATHROOM: White bathroom suite comprising panelled bath with mixer tap, Gainsborough electric shower, vanity unit, low flush wc, panelled walls, heated towel rail, waterproof laminate vinyl tiles, tongue and groove pvc ceiling.

BEDROOM (2): 11' 0" x 9' 11" (3.35m x 3.02m) Vinyl flooring.

HOTPRESS: Built-in shelving, cornice ceiling, built-in cupboard.

### Outside

Front paved driveway with parking for two cars.

Fully enclosed paved patio to rear. Boiler house with oil fired boiler. Plastic oil tank.

