



## 1 Abbeydale Drive , Newtownards, BT23 8RU

Located on an elevated site in this popular residential area, just off the Movilla and Donaghadee roads, this detached, split level bungalow benefits from a sizeable rear extension and a reconfiguration of the original property layout that now makes this an enviable purchase for a discerning buyer.

There is just one bedroom at front door level with all other rooms on a single floor just a half landing higher, making this home potentially still suitable for someone with slightly restricted mobility. The original lounge/diner is now a spacious lounge, with multi fuel stove, whilst the original kitchen benefits from the additional space to create a modern, well equipped kitchen with casual dining area. The original bathroom is now a walk through dressing room to a large master bedroom, located in the rear extension, with a new luxury bathroom created in one of the original bedrooms, boasting a freestanding roll top bath & separate shower. A 3rd bedroom on this level completes the specification.

The property benefits from uPVC double glazing & fascia and Phoenix gas central heating whilst, externally, there is a basement garage and gardens to front, side & rear in lawns with enclosed paved patio and generous timber deck to the rear.

All in all there is much to like about this carefully reconfigured and well presented home so internal viewing is highly recommended to fully appreciate what's on offer.

**Offers Around £215,000**

# 1 Abbeydale Drive

, Newtownards, BT23 8RU



- Split level extended detached bungalow
- Modern kitchen with dining area
- Phoenix gas central heating
- Mature residential area close to local schools and amenities
- 3 bedrooms including master with walk thru dressing room
- Luxury bathroom with bath & separate shower
- Basement garage with parking area
- Spacious lounge with multi fuel stove
- uPVC double glazing & fascia
- Generous corner site with gardens front, side & rear

## Entrance

### Entrance Hall (Lower level)

8'6 x 5'9 (2.59m x 1.75m)

### Kitchen/diner

21'11 x 7'10 (6.68m x 2.39m)

### Living room

17'11 x 11'11 (5.46m x 3.63m)

### Bathroom

10'11 x 8'8 (3.33m x 2.64m)

### Bedroom 1

17'11 x 11'10 (5.18m x 3.61m)

### Dressing room/Walk thru wardrobe

6'11x5'6 (2.11mx1.68m)

## Bedroom 2

13'9 x 8'9

## Bedroom 3 (Lower level)

10'7 x 9'10 (3.23m x 3.00m)

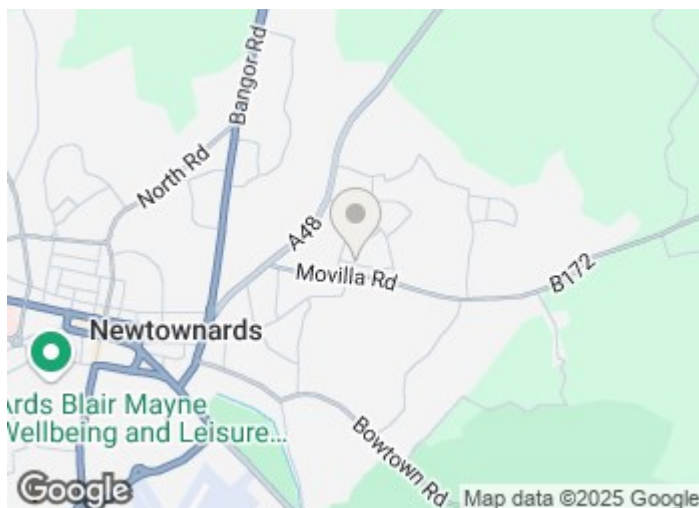
## Garage

28x11'1 (8.53mx3.38m)

## Outside

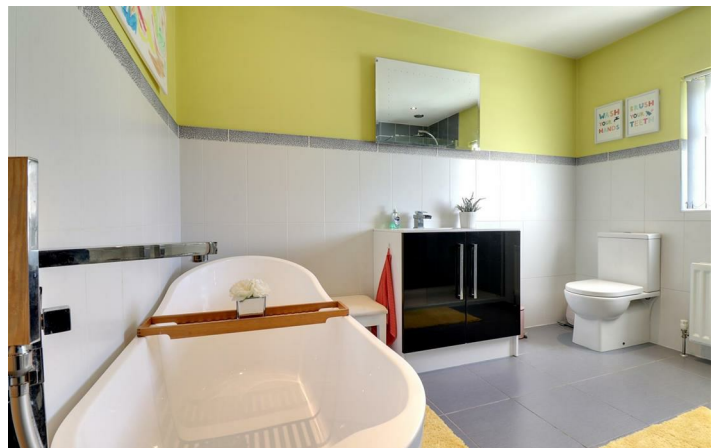
## Tenure

## Property Misdescriptions

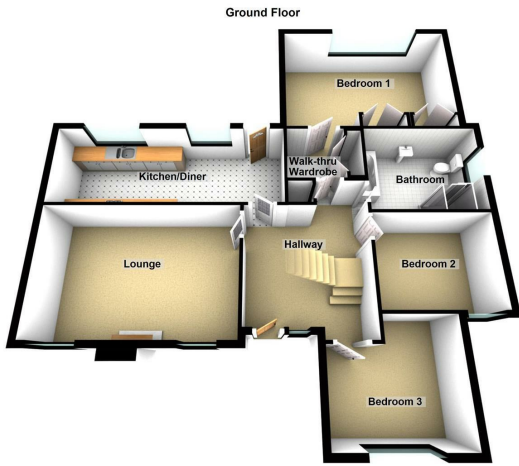


## Directions

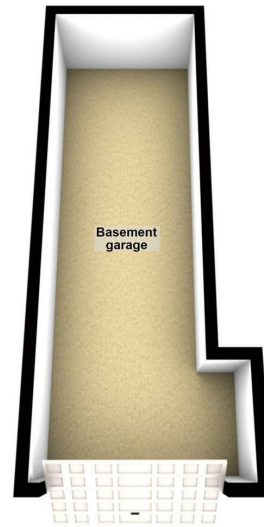
Driving up the Movilla road out of town, turn left into Brentwood way, and first right into Abbeydale Park. Abbeydale Drive is on your left and number one is the first property on the right.



# Floor Plan



**Basement**



Images for illustrative purposes only and subject to change.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) 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> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		72	Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>			<b>Northern Ireland</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		