



12 Glenford Grove , Newtownards, BT23 4GD

Located in a quiet cul-de-sac of similar modern homes on the Belfast side of Newtownards town, convenient for commuting to Belfast or beyond, this spacious semi detached home (over 1,400 sq.ft.) offers 4 well proportioned bedrooms, including a master with en-suite shower room and would make an excellent family home.

The ground floor boasts an open plan and modern kitchen/living/dining room, with well equipped kitchen and patio doors to the rear garden, a ground floor WC, plus a separate formal lounge with feature fireplace to the front. The first floor offers those 4 bedrooms, master with en-suite shower room, and a modern family bathroom, with both bath & separate shower.

Naturally the property benefits from modern fixtures and fittings including uPVC double glazing and fascia and Phoenix gas central heating. Externally there is a tarmac driveway to the front and, to the rear, a South facing enclosed patio walled garden/sun terrace, with ease of access to the front, an Autumn/Summer project that will allow you to create a lawned garden, artificial grass, raised beds or extended patio depending on your preference.

The property is very nicely presented and is sure to impress so an early appointment to view internally is recommended.

Offers Around £275,000

12 Glenford Grove

, Newtownards, BT23 4GD



- Modern & spacious semi detached home (over 1,400 sq.ft.)
- Lounge with feature fireplace
- Tarmac parking area to the front
- Convenient to Ards Shopping Centre & commuter routes to Belfast & beyond.
- 4 well proportioned bedrooms - Master en-suite
- Modern family bathroom with bath & separate shower - Ground floor WC
- uPVC double glazing & fascia
- Open plan kitchen/living/dining room
- South facing patio garden/sun terrace to rear (requires completion to buyers taste)
- Phoenix gas central heating

Entrance

Entrance hall

20'7x7'3 (6.27mx2.21m)

Lounge

16'1x11'10 (4.90mx3.61m)

Kitchen/living/dining room

23x19'7 (7.01mx5.97m)

WC

7'2x2'10 (2.18mx0.86m)

Landing

Bathroom

9'4x6'5 (2.84mx1.96m)

Bedroom 1

19'8x11'9 (5.99mx3.58m)

Ensuite shower room

5'11x5'7 (1.80mx1.70m)

Bedroom 2

11'6x9'10 (3.51mx3.00m)

Bedroom 3

9'6x9'5 (2.90mx2.87m)

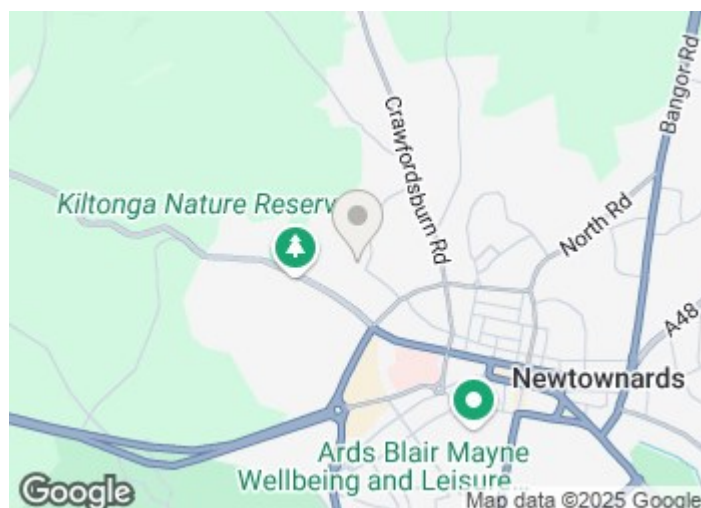
Bedroom 4

14'2x7'9 (4.32mx2.36m)

Outside

Tenure

Property misdescriptions

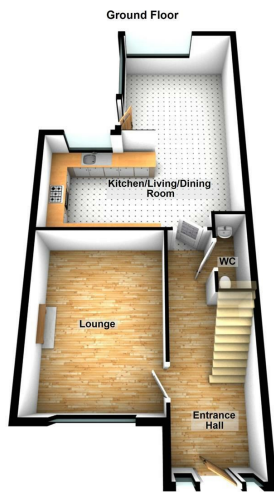


Directions

Travelling along Hardford link from Ards Shopping Centre turn left into Glenford Road then 4th left into Glenford Grove. Proceed to the end and turn left into the cul-de-sac and number 12 is the last house on the right.



Floor Plan



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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	