

## 3 Ringhaddy Avenue , Newtownards, BT23 8XG

Are you looking for your first step on the property ladder? Time to move out on your own? This semi detached home has been shown a lot of love by its present owner with some really nice decorative touches and would make an excellent and affordable first home or fresh start.

The property follows a traditional layout with 3 first floor bedrooms and a modern bathroom plus a ground floor kitchen/diner and lounge, with feature fireplace, pleasant bay window and French doors.

The kitchen and bathroom are both to modern tastes meaning that the new purchaser could just move in and enjoy.

It benefits from uPVC double glazing & fascia plus Phoenix gas central heating whilst, externally there is a generous tarmac driveway to the front and an enclosed, south facing paved patio/sun terrace to the rear with an open common beyond and pleasant views.

All in all this is a good home with some really nice touches and internal viewing is highly recommended.

**Offers Around £155,000**

# 3 Ringhaddy Avenue

, Newtownards, BT23 8XG



- Nicely presented semi detached home
- Kitchen/diner with patio doors to rear garden.
- Phoenix gas central heating
- Excellent first time buy or buy to let
- 3 bedrooms
- Modern bathroom
- South facing sun patio to rear with open green beyond
- Lounge with feature fireplace & French doors to kitchen/diner
- uPVC double glazing & fascia
- Tarmac driveway to front

## Entrance

### Entrance Hall

14'9x5'9 (4.50mx1.75m)

### Lounge

14'6x11'1 (4.42mx3.38m)

### Kitchen/diner

17'5x9'4 (5.31mx2.84m)

### Landing

### Bathroom

6'5x5'10 (1.96mx1.78m)

### Bedroom 1

14'2x9'8 (4.32mx2.95m)

### Bedroom 2

10'9x9'10 (3.28mx3.00m)

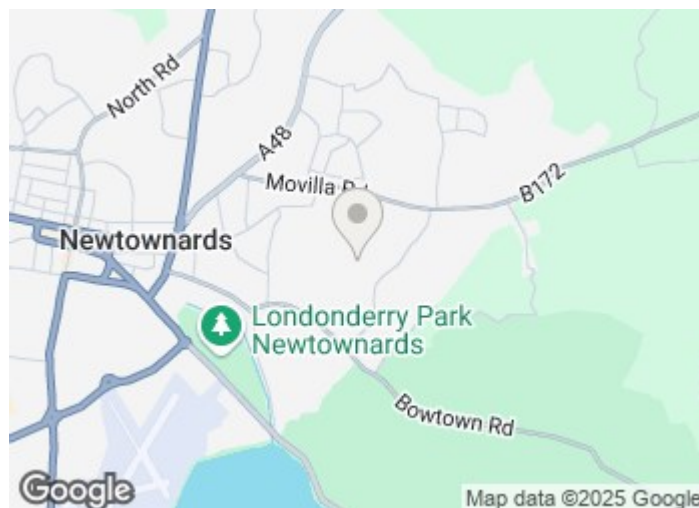
### Bedroom 3

8'8x7'5 (2.64mx2.26m)

### Outside

### Tenure

### Property misdescriptions



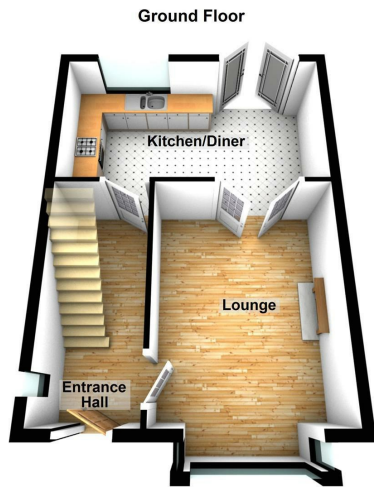
### Directions

Travelling out of Newtownards along Upper Greenwell Street and onto Bowtown Road turn left into East Mount. Take the last left into Ringhaddy Drive then right into Ringhaddy Avenue and number 3 is immediately 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	