

## 1 Abbey Mews , Newtownards, BT23 8FA

Located in a much sought after area of Newtownards, this semi detached home has been beautifully modernised and updated and is presented to the highest of standards throughout making it a truly desirable property and ideal first home or fresh start.

It offers 3 first floor bedrooms and a modern bathroom plus generous storage in the landing. The ground floor benefits from an added porch, with composite door, a spacious lounge with multi fuel stove and a stunning kitchen/diner with beautiful fitted units and integrated appliances plus patio doors to the rear garden.

It benefits from a mix of uPVC double and triple glazing, uPVC fascia and composite door. The loft is floored and would be suitable for a conversion subject to relevant consents.

It enjoys a good site with views over the town and a detached garage and driveway plus an enclosed yard to the rear with raised deck area. At the front there is an artificial lawn area and pebbled beds with paved footpaths.

Internal viewing is strongly recommended - you won't be disappointed.

**Offers Around £189,950**

# 1 Abbey Mews

, Newtownards, BT23 8FA



- Modern semi detached home
- Beautifully presented throughout
- 3 bedrooms
- Lounge with multi fuel stove
- Stunning kitchen with dining area
- Modern bathroom
- uPVC double glazing & fascia - Oil fired central heating
- Detached garage with tarmac driveway
- Enclosed garden to rear with wooden deck
- Artificial grass area to front.

## Entrance

## Porch

7'10x3'10 (2.39mx1.17m)

## Lounge

17'8x11'1 (5.38mx3.38m)

## Kitchen/diner

17'7x14'7 (5.36mx4.45m)

## Landing

## Bathroom

7'5x5'10 (2.26mx1.78m)

## Bedroom 1

11'5x11'3 (3.48mx3.43m)

## Bedroom 2

11'5x11'3 (3.48mx3.43m)

## Bedroom 3

7'6x7'3 (2.29mx2.21m)

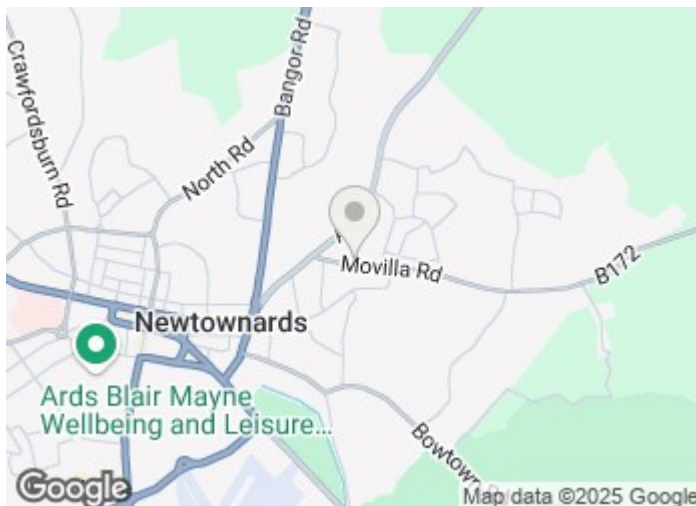
## Detached garage

20'4x11'3 (6.20mx3.43m)

## Outside

## Tenure

## Property misdescriptions

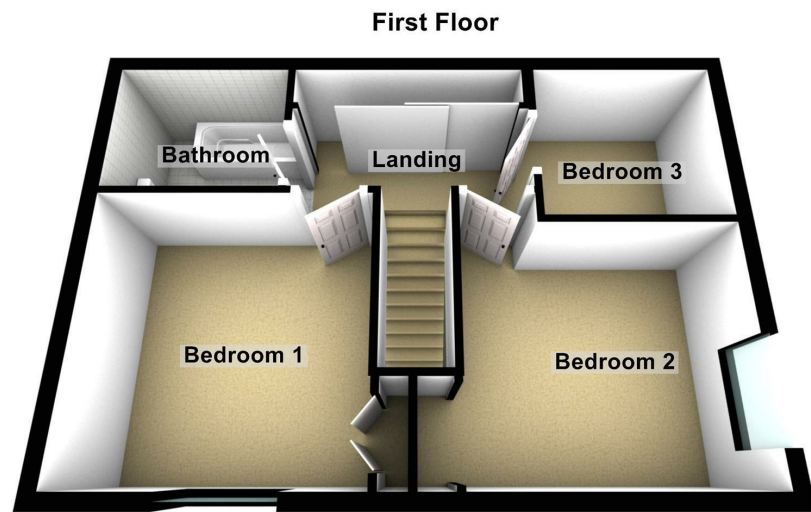
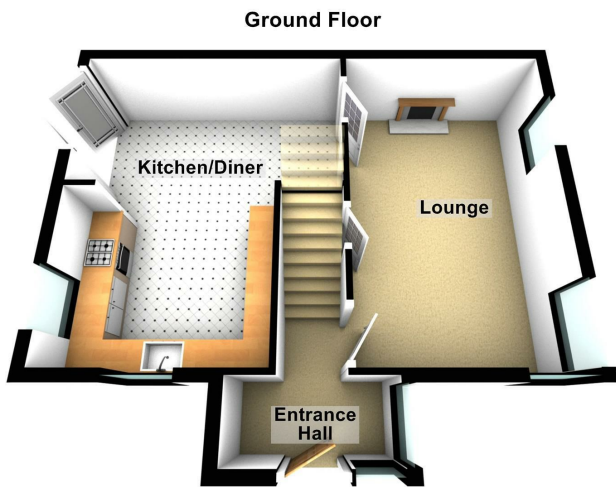


## Directions

Travelling out of Newtownards along Donaghadee Road turn right onto Movilla Road and Abbey Mews is located on the left immediately past Ray Grahams.



# 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	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
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	