

8 Kalmia Avenue Newtownards BT23 4HR



Offers Around £124,950



Key Features

- Chain free
- Well presented three-bedroom town-house
- Split across three levels
- Located within walking distance to Ards town centre
- Spacious living-area overlooking Scrabo Tower
- Modern kitchen
- Beautifully presented external areas
- Integral garage
- Gas fired central heating
- UPVC windows throughout
- Early viewing recommended

Summary

We are delighted to welcome to the market for sale 8 Kalmia Avenue, this chain free, deceptively spacious, well-maintained town-house ticks all the boxes making it ideal for families, first time buyers and investors.

Internally you have bright and modern living split over three levels while externally you are positioned on an elevated site with views stretching across to Scrabo Tower seen from the living area and front bedroom of the property.

Located within a sought after residential area just off Talbot Street / North Road, the property allows for easy access to all local amenities, you are within walking distance to Ards Town Centre, you have an excellent selection of schools on your doorstep such as Londonderry Primary School and Regent House Grammar School and easy access to public transport links commuting to Bangor, Belfast and all surrounding areas.

The ground floor accommodation allows access to the integral garage and storage





room and the first floor offer a spacious living area, modern kitchen, well presented bedroom / toy room, WC and access to the rear garden.

The second floor offers two excellent sized bedrooms and modern family bathroom.

Externally the high standard continues, you have a driveway laid in brick paving, followed by access to the integral garage with roller door and to the rear you have a fully enclosed, beautifully presented, easy to maintain rear garden comprising of a decked area for entertaining and lawn laid in artificial grass for that easy to maintain feel all year round.



The property also benefits from double glazed windows and gas fired central heating.

A property of this standard and price does not come to the market often and we recommend an early viewing of this well presented family home to avoid disappointment.



The property comprises of:

Garage

5.7m x 2.6m

Porch

2.5m x 1.4m

Ground Floor Hallway

4.2m x 1.5m

Ground Floor Storage

3.0m x 0.8m



Living-Room

5.4m x 3.1m

Kitchen

3.3m x 2.8m

First Floor Hallway

5.3m x 1.5m

WC

1.0m x 0.9m

Bedroom 3 / Toy-room

2.1m x 2.0m



Bathroom

1.8m x 1.6m

Bedroom 1

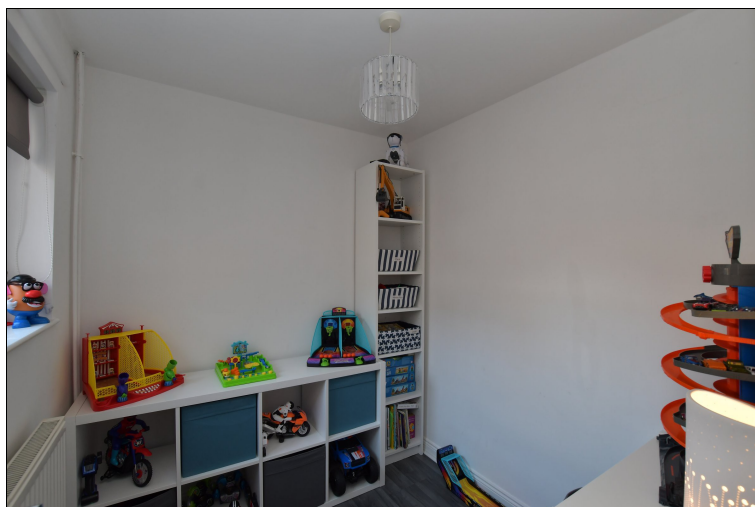
5.4m x 3.1m

Bedroom 2

2.8m x 2.7m

Rear Garden

9.8m x 5.4m



For further information or to arrange a viewing please contact our office on 028 9752 1283

EPC rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

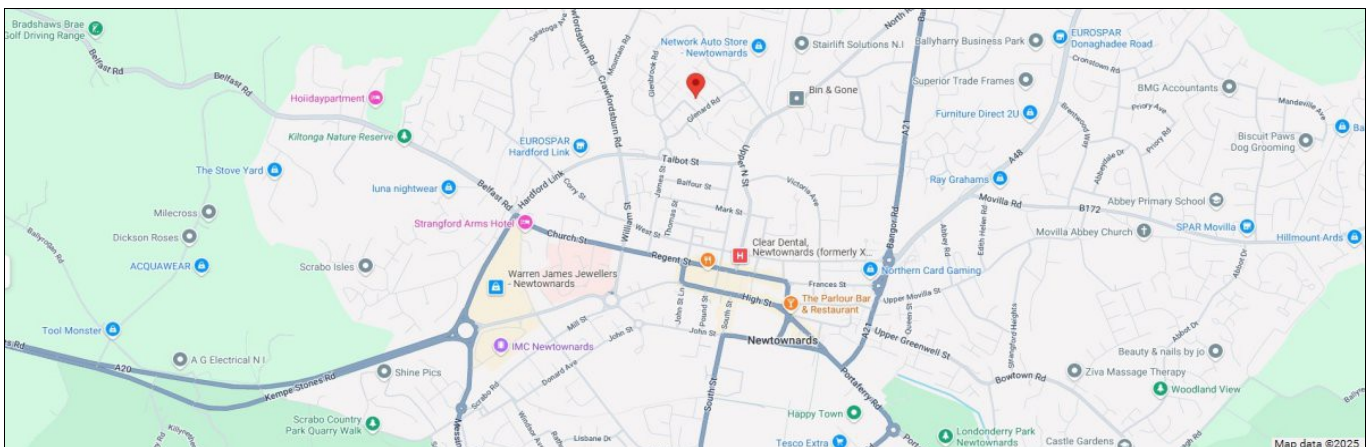


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