



## 146a Frances Street , Newtownards, BT23 7DY

"A very nicely presented and affordable starter home or retirement dwelling."

Located close to Newtownards town centre, this ground floor apartment would be ideal for a couple or single person, perhaps buying for the first time, starting over again or looking for an affordable retirement home.

The property benefits from its own private front and rear doors and offers an open plan lounge/kitchen/dining area, a generous double bedroom and a recently installed luxury shower room.

It benefits from uPVC double glazing and Phoenix gas central heating.

Externally there are views towards Strangford Lough at the front, with a communal lawn and an enclosed paved garden to the rear with communal parking beyond.

The property has seen significant modernisation and upgrading in recent months and is ready for immediate occupation with little to do but move in and enjoy. Internal viewing is essential to fully appreciate this value for money property.

**Offers Around £95,000**

# 146a Frances Street

, Newtownards, BT23 7DY



- Very nicely presented apartment
- 1 double bedroom
- uPVC double glazing
- Parking to rear
- Ground floor location
- Modern tiled shower room
- Phoenix gas central heating
- Own front & rear private access
- Open plan kitchen/lounge/diner
- Paved garden to rear

## Entrance

### Porch

3x3 (0.91mx0.91m)

### Lounge/kitchen/diner

22'9x12'1 (6.93mx3.68m)

### Bedroom

12'8x11'6 (3.86mx3.51m)

### Rear hall

7'4x5 (2.24mx1.52m)

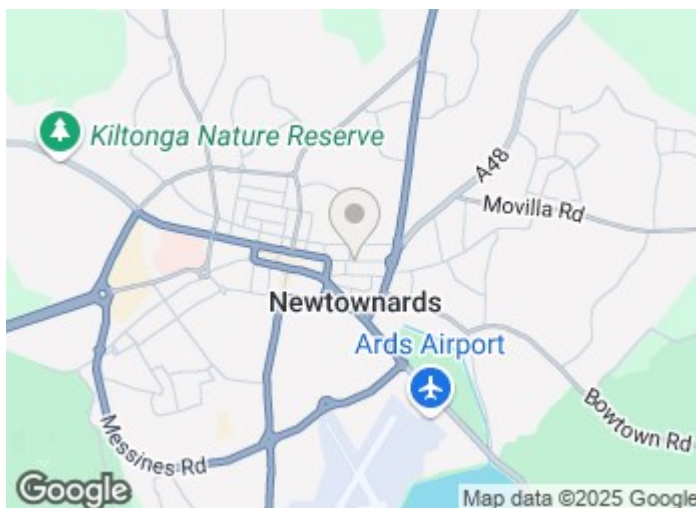
### Shower room

9x6'1 (2.74mx1.85m)

## Outside

## Tenure

## Property misdescriptions

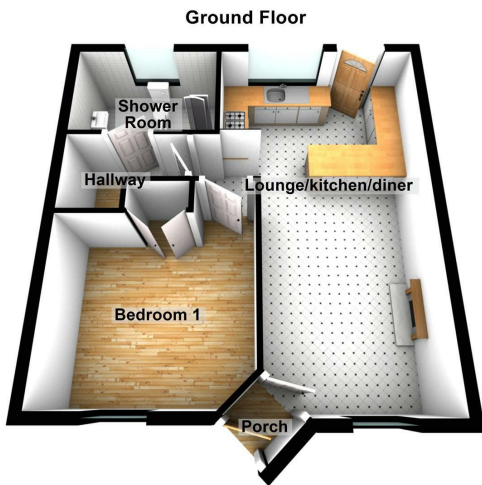


## Directions

Located just off Frances Street Roundabout with vehicular access & parking to the rear via East Street.



## Floor Plan





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

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