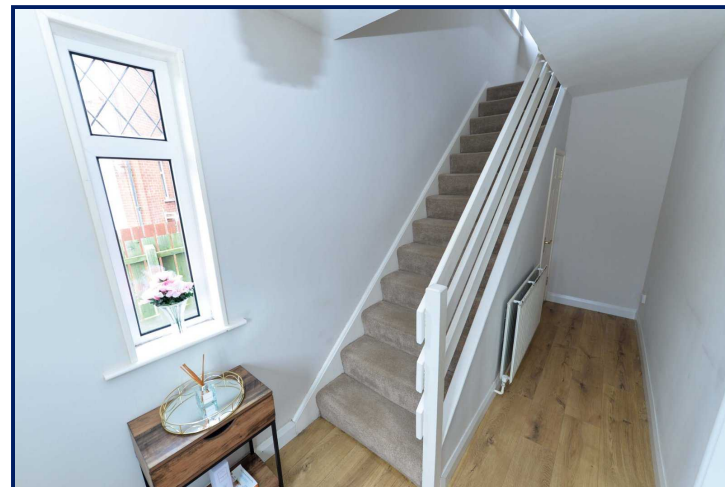




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



7 Ringhaddy Gardens,
Newtownards, County Down,
BT23 8YB

Asking Price: £155,000

Reeds Rains

reedsrains.co.uk

7 Ringhaddy Gardens, Newtownards, County Down, BT23 8YB

Asking Price: £155,000

Viewing by Appointment

Description

Reeds Rains are delighted to bring to the market this well presented semi detached property in a popular residential area of Newtownards.

The home is ideally located close to local amenities, schools and public transport routes and will appeal to an array of purchasers from first time buyers, to investors or to those wishing to downsize.

Internally comprising on the ground floor of a living room leading to dining room and a kitchen, while on the first floor there are three bedrooms and a bathroom.

The property is further enhanced with gas fired central heating and double glazing.

We anticipate a high level of interest in this property and to avoid disappointment early viewing is recommend. Please contact Reeds Rains on 028 9181 4144 to arrange your private appointment.

GROUND FLOOR

Entrance Hall

Laminate Floor, PVC front door and understairs storage.

Living Room

14'3" x 11'2" (4.34m x 3.4m)

Feature bay window and laminate floor. Double doors leading to dining room.

Dining Room

9'6" x 8'3" (2.9m x 2.51m)

Laminate floor and French door to rear. Door to leading to kitchen.

Kitchen

9'5" x 8'8" (2.87m x 2.64m)

Luxury fitted kitchen with a range of high and low units and laminate worktops. Stainless steel single drainer sink unit with mixer tap. 4 ring ceramic hob with stainless steel extractor fan and double oven. Integrated fridge freezer

and plumbed for washing machine. Laminate floor and PVC glazed door to rear.

FIRST FLOOR

Landing

Hot press with gas boiler.

Bedroom 1

14' x 11'4" (Max) (4.27m x 3.45m (Max))

Bedroom 2

10'6" x 9'8" (3.2m x 2.95m)

Bedroom 3

9' x 7'6" (2.74m x 2.29m)

Built in wardrobe.

Bathroom

5'6" x 6'8" (1.68m x 2.03m)

Modern white suite comprising low flush WC, vanity wash hand basin with mixer tap and panelled bath with mixer tap and hand held shower attachment. Tiled floor and tiled walls. Recessed spotlights and extractor fan.

Rear Garden

Front garden laid in lawn with tarmac driveway. Enclosed garden to rear laid in lawns.

Heating Type

Gas fired central heating.

Glazing Type

Double glazed.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c>

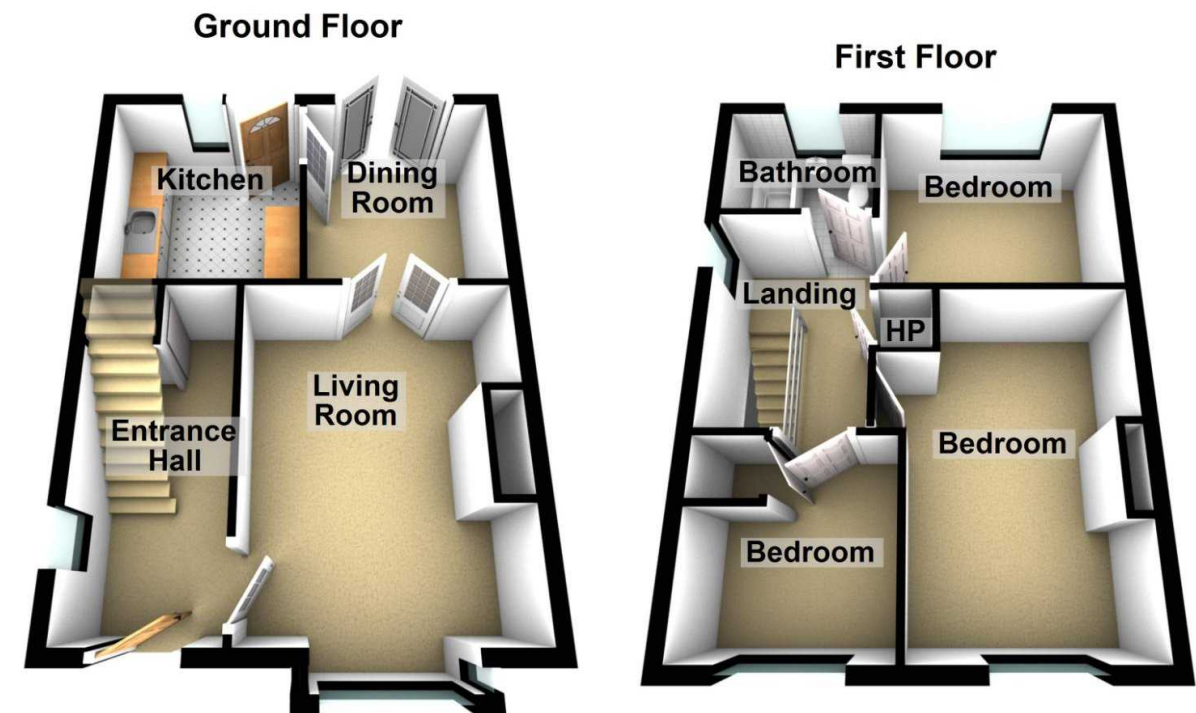
ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.



Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.