

## 3 Strangford View

Greyabbey, Newtownards, BT22 2SE

Located just on the fringes of the lovely Greyabbey village, this straightforward detached bungalow would suit a variety of potential buyers but perhaps particularly retired buyers or those with restricted mobility.

The property centres around a spacious lounge, with bay window and mock fireplace, with a kitchen and bedroom/dining room to the front, and two further bedrooms plus a bathroom to the rear. It benefits from uPVC double glazing & fascia, in mahogany effect finish, plus oil fired central heating. Externally there are gardens in lawn to the front with a tarmac driveway. The rear garden is a generous size but would benefit from some TLC to really make the most of it as it is currently simply finished in loose stones.

The property itself is in good overall condition but would again benefit from a little redecoration and general TLC to bring it back to its very best and create a charming home for many years to come.

Viewing strictly by prior appointment accompanied by the agent.

**Offers Around £199,950**

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- Detached bungalow
- Kitchen with casual dining area
- uPVC double glazing & fascia
- 2 or 3 bedrooms depending on needs
- Bathroom
- Oil fired central heating
- Spacious lounge with bay window
- Dining room/3rd bedroom
- Gardens front & rear with tarmac driveway
- Just 7 miles from Newtownards town.

## Entrance

### Entrance hall

8'5x4'9 (2.57mx1.45m)

### Kitchen/diner

9'8x9'5 (2.95mx2.87m)

### Bedroom 3/dining room

11x8'5 (3.35mx2.57m)

### Lounge

20'11x12'11 (6.38mx3.94m)

### Rear hallway

6'3x5'2 (1.91mx1.57m)

### Bathroom

7'1x6 (2.16mx1.83m)

## Bedroom 1

12'1x10'5 (3.68mx3.18m)

## Bedroom 2

10'4x9'3 (3.15mx2.82m)

## Outside

## Tenure

## Property misdescriptions

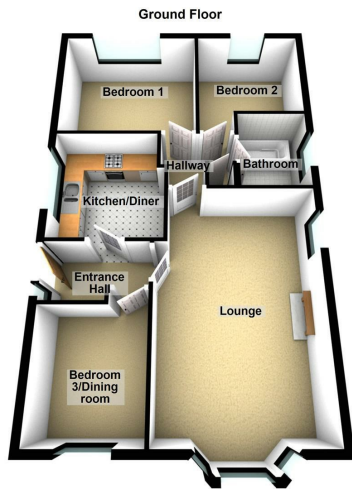


## Directions

Travelling towards Greyabbey village along the Portaferry Road from Newtownards, turn left into Strangford View just after the 30 MPH signs.



## Floor Plan



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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	(82 plus) <b>A</b>		
(81-91) <b>B</b>				(61-81) <b>B</b>			
(69-80) <b>C</b>				(49-60) <b>C</b>			
(55-68) <b>D</b>				(35-48) <b>D</b>			
(39-54) <b>E</b>				(20-34) <b>E</b>			
(21-38) <b>F</b>				(11-19) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-10) <b>G</b>		
Not energy efficient - higher running costs							
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	

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