



10 Lily Wood Gardens , Newtownards, BT23 7GJ

Lily Wood Lane remains one of Newtownards most pleasant and sought after residential areas of recent years perhaps because of the pleasing designs and site layout which retains a great deal of open space and green areas - a pleasant antidote to so many of the "sardine like" new developments.

This particular property faces onto the green and has been presented to an excellent standard throughout. It offers 3 bedrooms, including a master with ensuite shower room, a family bathroom, a bright and spacious lounge, a ground floor cloakroom and a really pleasant, well equipped kitchen with dining area. For first time buyers it may be especially good to know that the kitchen comes with a wide range of integrated appliances. As you might expect, the property benefits from uPVC double glazing and Phoenix gas central heating and boasts a high EPC rating of B83 ensuring lower running costs for occupants. Externally there are gardens to front and rear with paved patio and pebbled driveway (rear garden will require re-seeding).

All in all there are few properties that can offer all that this fine home does so we recommend an early appointment to view to avoid disappointment.

Offers Over £215,000

10 Lily Wood Gardens

, Newtownards, BT23 7GJ



- Modern semi detached home
- Beautifully presented throughout
- 3 bedrooms (master en-suite)
- Lounge
- Kitchen with dining area
- Bathroom & ground floor cloakroom
- uPVC double glazing
- Phoenix gas central heating
- Gardens to front & rear with pebbled driveway
- Lovely setting facing the green in this sought after area

Entrance

Entrance Hall

Lounge

17'6x11'8 (5.33mx3.56m)

Kitchen/diner

16'10x13'1 (5.13mx3.99m)

Cloakroom

6'7x3'5 (2.01mx1.04m)

Landing

Bedroom 1

12'8x10 (3.86mx3.05m)

En-suite shower room

10x3'8 (3.05mx1.12m)

Bedroom 2

13x9'7 (3.96mx2.92m)

Bedroom 3

13'5x6'9 (4.09mx2.06m)

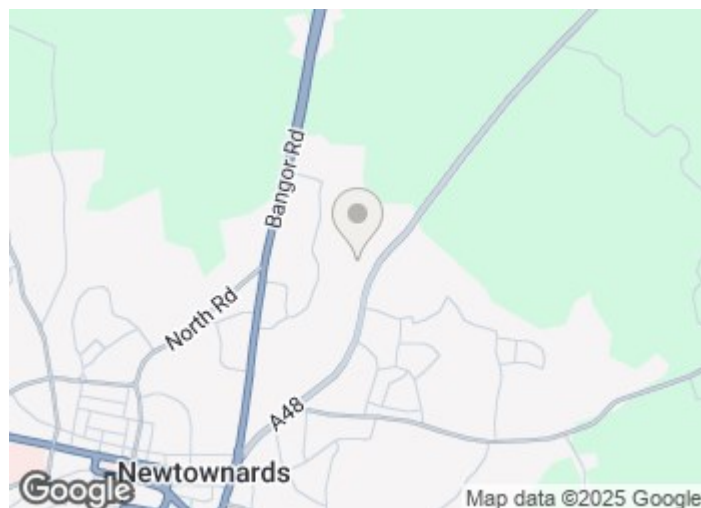
Bathroom

7'3x6 (2.21mx1.83m)

Outside

Tenure

Property misdescriptions

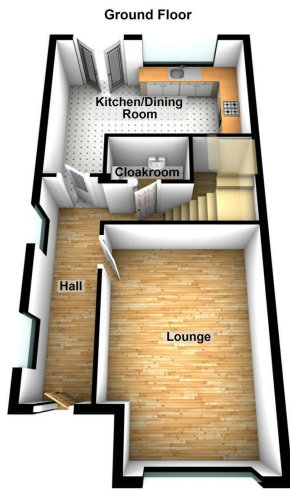


Directions

Travelling out of Newtownards along Donaghadee Road, Lily Wood Lane is located on the left just past the Spar. Upon entering the development, 10 Lily Wood Gardens is located on the right facing onto the green.



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		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	84	84	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	