

10 Rose Park , Newtownards, BT23 8HQ

"Absolutely Charming!!"

Located in a quiet cul de sac of similar properties and on an elevated site with beautiful views over Newtownards towards Strangford Lough and Scrabo Tower, this charming detached bungalow would make a lovely family home but perhaps, especially, a perfect retirement home.

The property is neatly presented and offers 3 good bedrooms, a modern shower/wet room, a kitchen & sun room and a lounge, with Scrabo stone fireplace and more of those lovely views.

It benefits from uPVC double glazing and fascias and Phoenix gas central heating whilst, outside, there are gardens in lawn to front, side and rear with pebbled area, brick paved patio and detached garage with tarmac driveway.

We expect interest to be strong so contact us as soon as possible to secure an internal viewing and avoid missing out.

Offers Around £229,950

10 Rose Park

, Newtownards, BT23 8HQ



- Detached bungalow
- Spacious lounge
- uPVC double glazing & fascia - Phoenix gas central heating
- Ideal retirement home
- Quiet cul de sac location with lovely views
- Kitchen open to sun room
- Detached garage with tarmac driveway
- 3 bedrooms
- New fully tiled shower room
- Gardens to front, side & rear in lawn

Entrance

Porch

4'8x3'6 (1.42mx1.07m)

Hallway

23'8x4'8 (7.21mx1.42m)

Lounge

15'10x11'8 (4.83mx3.56m)

Kitchen

11'8x11'3 (3.56mx3.43m)

Sun room

12'4x9'9 (3.76mx2.97m)

Bathroom

7'6x6'10 (2.29mx2.08m)

Bedroom 1

12'3x10'1 (3.73mx3.07m)

Bedroom 2

10'11x10'2 (3.33mx3.10m)

Bedroom 3

11'7x7'11 (3.53mx2.41m)

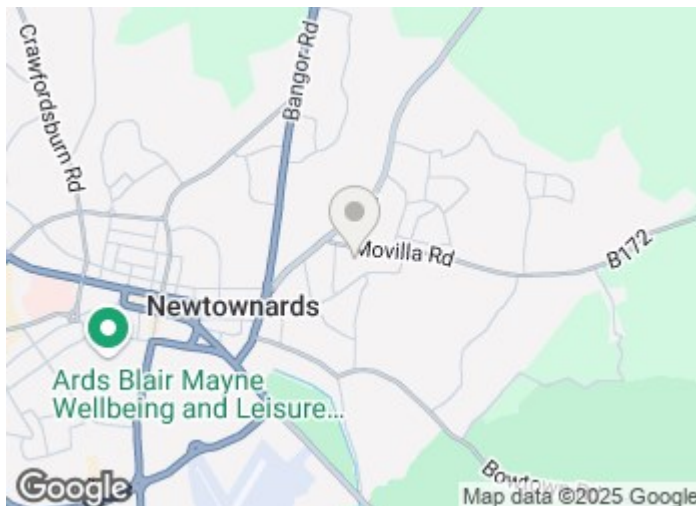
Detached garage

15'7x12'1 (4.75mx3.68m)

Outside

Tenure

Property misdescriptions



Directions

Travelling out of Newtownards along Movilla Road turn right into Edith Helen Road (Opposite entrance to Ray Grahams) then left into Rose Park.



Floor Plan





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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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