



Dromena Gardens,

Offers in the region of £62,500



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Dromena Gardens, Newtownards, County Down

Offers in the region of £62,500

A spacious ground floor flat in a popular residential area just off the Circular Road in Newtownards. Located close to many local amenities and schools and within walking distance of the town centre the property will appeal to an array of purchasers from first time buyers to investors or those wishing to downsize and live on one level. Internally comprising of an entrance hall, living area open to kitchen, two bedrooms and a shower room. The property is further enhanced with gas fired central heating and double glazing. Although in need of some updating the property has the potential to become a great home with generous gardens to the front and rear, something rare in today's flat / apartment market. To arrange your private viewing contact Reeds Rains on 028 9181 4144.

GROUND FLOOR FLAT

ENTRANCE HALL

PVC door. Tiled floor.

LIVING AREA

4.19m x 3.23m (13'9" x 10'7")

Open fire. Leading to:

KITCHEN AREA

3.23m x 2.79m (10'7" x 9'2")

Range of high and low level units and laminate work surfaces. Stainless steel

single drainer sink unit with mixer tap. 4 ring hob and extractor fan. Plumbed for washing machine.

BEDROOM 1

4.04m x 2.92m (13'3" x 9'7")

Built in wardrobe.

BEDROOM 2

3.20m x 2.62m (10'6" x 8'7")

SHOWER ROOM

1.78m x 1.65m (5'10" x 5'5")

Low flush WC, wash hand basin with mixer tap and walk in shower with thermostatically controlled shower. Part tiled walls.

HEATING TYPE

Gas fired central heating.

GLAZING TYPE

Double glazed.

OUTSIDE

Front garden in lawns and shrubs. Large rear garden in lawns, trees and shrubs. Outhouse.

EPC

FLOOR PLAN

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



For full EPC please contact the branch



Ground Floor

