



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

Ringhaddy Avenue,

**Offers in the region of  
£164,950**



**Reeds Rains**

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## Ringhaddy Avenue, Newtownards, County Down

### Offers in the region of £164,950

Reeds Rains are delighted to present for sale this well appointed and immaculately presented semi-detached home in a mature and well established residential area off the Bowtown Road in Newtownards. This beautifully presented property is within walking distance to the bustling town centre where the new home owner can enjoy the wealth of amenities on offer from shops and boutiques to bars and restaurants. Local public transport routes are also available within the immediate vicinity and there are a number of leading schools in the area at both primary and secondary level. Internally comprising on the ground floor of an entrance hall, living room with feature multi fuel stove, stunning fitted kitchen open to dining area and conservatory. On the first floor there are three generous bedrooms and a contemporary newly fitted white bathroom suite. The property is further enhanced with oil fired central heating and double glazing. This impressive home must be viewed to fully appreciate all on offer. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

#### GROUND FLOOR

##### ENTRANCE HALL

PVC front door. Laminate floor.

##### LIVING ROOM

4.42m x 4.34m (max) (14'6" x 14'3" (max))  
Feature multi fuel stove with Geocast wood effect beam and Himalayan slate hearth. Bay window. Cornice ceiling and recessed spotlight. Open to:

##### KITCHEN / DINING

Contemporary black high gloss fitted kitchen with an excellent range of high and low level units and laminate work surfaces. 4 ring ceramic hob, stainless steel extractor fan and double oven. Integrated fridge and dishwasher. Feature anthracite radiator. Hardwood oak flooring to dining area and laminate flooring to kitchen. PVC French doors to rear garden and separate PVC door leading to:

##### CONSERVATORY

2.26m x 1.88m (7'5" x 6'2")

Laminate floor. PVC door to rear garden and door leading to:

##### ATTACHED GARAGE

Utility area to rear - plumbed for washing machine and space for tumble dryer. Oil boiler. Up and over garage door to front.

#### FIRST FLOOR

##### LANDING

Hot press. Recessed spotlight.

##### BEDROOM 1

4.37m x 3.68m (max) (14'4" x 12'1" (max))

Laminate floor. Excellent range of mirrored slide robes.

##### BEDROOM 2

3.20m x 2.95m (10'6" x 9'8")

Laminate floor.

##### BEDROOM 3

2.74m x 2.26m (max) (9'0" x 7'5" (max))

Laminate floor.

##### BATHROOM

1.96m x 1.63m (6'5" x 5'4")

Modern white suite comprising low flush WC, vanity wash hand basin with mixer tap and panel bath with mixer tap and thermostatically controlled power shower over with drench shower head. Chrome towel rail. Laminate floor and laminate wall panelling.

##### OUTSIDE

Front garden laid in low maintenance artificial grass with trees and shrubs. Driveway leading to garage. Enclosed rear garden with separate paved and decked areas. Garden shed.

##### HEATING TYPE

Oil fired central heating.

##### GLAZING TYPE

Double glazed.

##### EPC

# FLOOR PLAN

Laser Tape Clause



For full EPC please contact the branch

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



