

simon**BRIEN**
RESIDENTIAL

119 South Street,
Newtownards, BT23 4JY



Offers Around £105,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- Excellent Opportunity to acquire an end terrace bungalow in the popular South Street area of Newtownards
- 3 Bedrooms
- Gas heating system
- Double glazing
- Excellent space to the front and rear of the property

DESCRIPTION

We are delighted to bring to the market this excellent opportunity to own a charming end terrace bungalow in the popular South Street area of Newtownards. Whilst requiring refurbishment, this property offers good potential for a buyer who wishes avail of single level living with the bonus of being located close to Newtownards town centre, Ards Blair Mayne Wellbeing & Leisure Complex and Castlebawn Retail Park.

Internally the home comprises of adaptable accommodation which includes three good sized bedrooms, lounge and kitchen/ dining room. The rear of the property is currently an enclosed yard space however it does offer an area which could be utilised for storage, hobbies and interests.

Viewing is highly recommended and can be arranged by contacting the Newtownards office on 02891800700.

THE PROPERTY COMPRISES:

GROUND FLOOR

HALLWAY:

PVC front door, vinyl floor and Ideal gas boiler.

BEDROOM (1):

16' 7" x 8' 6" (5.05m x 2.59m)

Max, laminate floor.



LOUNGE:

19' 9" x 8' 8" (6.02m x 2.64m)

Fireplace with tiled hearth and mahogany surround.



KITCHEN:

11' 2" x 10' 3" (3.4m x 3.12m)

Excellent range of high and low units, space for oven, plumbed for washing machine, single drainer stainless steel sink unit, vinyl floor.



HALLWAY:

BEDROOM (3):

9' 7" x 8' 6" (2.92m x 2.59m)

Carpeted.



BATHROOM:

5' 5" x 4' 1" (1.65m x 1.24m)

Panel bath, electric Mira shower, wash hand basin, wood panelling, low flush wc, vinyl floor.



BEDROOM (2):

10' 4" x 10' 3" (3.15m x 3.12m)

Carpeted.



OUTSIDE

Front garden, rear yard, store.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/J/23/SD



	Current	Potential
Very energy efficient • lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 44-54	45	46

EPC REF: 7820-2502-0247-0190-0793

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.