



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

43 Lansdowne Avenue | Newtownards, BT23 4GJ
OFFERS AROUND £199,950

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Offers Around £199,950
Semi-Detached
3 Bedrooms
2 Receptions

Property Features

- Deceptively Spacious Semi-Detached Family Home
- Positioned on a Spacious Site in a Peaceful Cul De Sac
- Three Well Proportioned Bedrooms
- Master Bedroom with Ensuite Shower Room
- Modern Recently Installed Fully Fitted Kitchen Open Plan to Dining Room
- Generous Sized Lounge with Open Fire
- Downstairs WC
- Oil Fired Central Heating & uPVC Double Glazing
- Front Gardens laid in Lawns
- Fully Enclosed Rear Gardens Laid in Lawns with Patio Area, Ideal for Outdoor Entertaining
- Tarmac Driveway Providing Ample Car Parking
- Excellent Convenience to Local Amenities, Leisure Facilities and Highly Regarded Local Schools
- Ease of Access for Those Commuting to Work & Schools in Belfast, Comber & Bangor
- Broadband Speed - Ultrafast



Accommodation

Ground Floor

Reception Hall

Downstairs WC

Lounge
16'6" x 12'7"

Open Plan

Kitchen/Dining Room

13'1" x 11'8" (Kitchen)
8'10" x 11'11" (Dining)

First Floor

Landing

Roof Space

Bedroom One
12'8" x 12'6"

Ensuite Shower Room

Bedroom Two
9'10" x 11'4"

Bedroom Three
9'9" x 11'11"

Family Bathroom

Outside

Front Garden Laid in
Lawn

Extensive Enclosed
Rear Garden

Tarmac Driveway

For more information
and photographs
regarding the
accommodation in this
property, please visit:
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A deceptively spacious, semi-detached family home located in the popular Lansdowne Development on the periphery of Newtownards. The location boasts excellent convenience to a range of local amenities in Newtownards Town Centre and Newtownards Shopping Centre. Ideally located providing ease of access to the main routes for commuting to Belfast, Bangor and Comber. There are also an array of leisure facilities and well regarded local schools including Regent House Grammar and Preparatory close at hand.

To the ground floor there is a spacious entrance hall, substantial lounge with open fire, Kitchen with recently installed modern fitted kitchen open plan to ample dining room, downstairs WC. To the first floor there are 3 well proportioned bedrooms, Master bedroom boasting an ensuite and a separate family bathroom.

Further benefits include oil fired central heating and uPVC double glazing throughout. Located in a peaceful cul de sac, the property is situated on a spacious site with fully enclosed rear garden, providing a lovely setting for outdoor entertaining, also perfect for young children and pets alike. The front garden is laid in lawns with a large tarmac driveway providing ample car parking for numerous vehicles. Offering so many great attributes this property will appeal to a wide range of the market. We anticipate demand to be strong and recommend your earliest possible inspection.



Directions

Heading from Comber continue straight along the Newtownards Road, turn left onto Lansdowne Road, continue straight until the end of the road then turn right still on Lansdowne Road, Lansdowne Avenue will be on the right hand side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	65	67
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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