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**29 Cambourne Mews | Newtownards, BT23 4WB**  
**OFFERS OVER £230,000**

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**Offers Over £230,000**  
Semi-Detached  
3 Bedrooms  
3 Receptions

## Property Features

- Well Presented Semi – Detached Property
- Located in Sought-After Development on Periphery of Newtownards
- Quiet Cul-De-Sac Positioning
- Three Well Proportioned bedrooms
- Principle Bedroom Benefitting from an Ensuite Shower Room
- Spacious Lounge with Feature Electric Fire
- Additional Dining room and Family Snug Offering Versatile Living Space to a Range of Potential Purchasers
- Fully Fitted Kitchen with Ample Dining Space Overlooking the Rear Garden
- Separate Utility Room Plumbed for a Washing Machine / Tumble Dryer
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Large Tarmac Driveway Providing Ample Off Street Car Parking
- Front Garden Laid in Lawn with paved walkway Providing Access to the Front Door
- Fully Enclosed Side and Rear Garden, Laid in Lawns with a Raised Patio Area Ideal to Enjoy the Approaching Summer Evenings
- Ease of Access to Good Road Networks and Public Transport Links for Commuting to Belfast and Bangor
- Broadband Speed - Ultrafast



# Accommodation

## Ground Floor

Reception Hall

Lounge  
16'1" x 11'10"

Dining Room  
10' x 11'11"

Kitchen  
12'8" x 11'10"

Snug  
11'2" x 11'11"

Utility Room  
7'1" x 7'

Downstairs bathroom

## First Floor

Landing

Roof Space

Master Bedroom  
22'1" x 10'12"

Ensuite Shower Room

Bedroom Two  
8'3" x 11'11"

Bedroom Three  
6'7" x 11'11"

## Outside

Front Garden Laid in  
Lawn

Fully Enclosed Rear  
Garden

Large Tarmac  
Driveway

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

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This well presented semi-detached property is situated within a quiet cul-de-sac on the periphery of Newtownards. Cambourne Mews is a sought-after residential address and is located just off the Comber Road where there is excellent convenience to Newtownards Town Centre, Castlebawn Shopping Centre and Ards Shopping Centre boasting a varied range of local amenities, shops and restaurants. The property offers ease of access to leading primary and grammar schools including Regent House Grammar School. There is also good access for commuting to Belfast and Bangor with good road networks and public transport links close at hand.

This deceptively spacious property offers a versatile layout to suit the individual needs of a range of purchasers. To the ground floor there is a lounge with feature electric fire, dining room, family snug, fully fitted kitchen over looking the rear garden, utility room and a family bathroom. To the first floor there are 3 well proportioned bedrooms providing eve storage and principle bedroom benefits from an ensuite shower room.

Externally, to the front of the property there is a large tarmac driveway, large lawn and paved walkway leading to the front door with covered porch. To the rear there is a fully enclosed garden laid in lawn with a raised patio area ideal for entertaining, young children and pets alike. The property has an additional lawn to the side offering more outside space to enjoy the approaching summer evenings.

Further benefits include Oil Fired Central Heating and uPVC double glazing throughout. We believe demand for this property will be strong and recommend your earliest possible viewing.



# Directions

Travelling from Comber along the dual carriageway to Newtownards. Turn left onto Cambourne Road before reaching the roundabout. At the T-junction turn left onto Cambourne Mews, follow the road to the end of the cul de sac and number 29 will be directly in front of you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		64	71
(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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John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



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