



# 54 CAMBOURNE PARK

Newtownards BT23 4WE

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*Offers around* **£189,950**



SEMI-DETACHED | 3  | 2  | 1 

This well presented three bed semi-detached home is located in Cambourne Park, Newtownards offering modern living with a spacious and functional layout.

## KEY FEATURES

- Well Presented Semi – Detached Home Located in Cambourne Park, Newtownards – A Popular Family Friendly Development
- Offers Modern Living with a Spacious and Functional Layout
- Close to a Range Of Amenities Including Shops, Restaurants, Schools and Recreational Facilities
- Perfect For Commuting to Belfast and Surrounding Towns
- Ideal Property For First Time Buyer, Downsizers, Investors and Growing Families
- Three Well Proportioned Bedrooms, Principal Benefiting an En Suite Shower Room
- Additional Family Bathroom
- Family Lounge With Feature Fireplace and Outlook to the Front
- Open Plan Kitchen / Dining with French Doors to Rear Garden
- Tarmac Driveway Providing Ample Off Street Car Parking
- Lawn with Mature Planting to the Front
- Fully Enclosed Rear Garden With Lawn, Paved Patio Area and Decked Area, all Perfect For Outdoor Entertaining, Young Children and Pets Alike
- Oil Fired Central Heating
- Early Viewing Highly Recommended
- Broadband Speed – Ultrafast





## ROOM DETAILS

### Ground Floor

- Entrance Hallway  
16'3" X 6'1"
- Family Lounge  
11'11" x 16'9"
- Kitchen / Living  
10'10" x 23'2"
- Stairs Leading to First Floor

### First Floor

- Bedroom One  
15'4" x 10'5"
- En suite Shower Room
- Bedroom Two  
12' x 8'8"
- Bedroom Three  
7'5" x 9'5"
- Bathroom

### Outside

- Tarmac driveway
- Ramp access from drive to kitchen
- Lawn with mature planting, paved pathway to front door
- Fully enclosed rear garden with lawn, pebbled edging with planting, decked area, paved patio area
- Gate access to drive
- Outside water, light
- Oil tank



## DIRECTIONS

*From Comber head towards Newtownards along the Newtownards Road. Turn Left onto Cambourne Road then right onto Cambourne Park, turn left to stay on Cambourne Park number 54 will be on the right-hand side..*



## THE LOCAL AREA

Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	64	70

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

