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**12 WATERMEADE AVENUE, GREYABBEY, BT22 2XA**  
**OFFERS AROUND £189,950**

**Scan for Property Details  
and to Arrange a Viewing**



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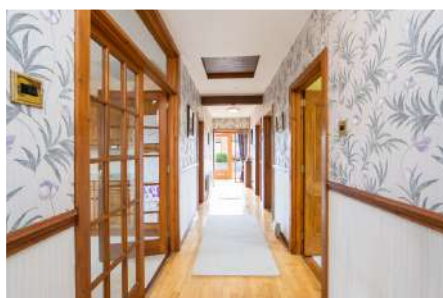


**Offers Around £189,950**

**Detached Bungalow**

**3 Bedrooms**

**1 Reception**



## Property Features

- Attractive Detached Bungalow
- Prime Cul-de-sac Position Within Popular Residential Development
- Versatile and Flexible Accommodation
- Living Room with Solid Wooden Floor
- Good Sized Kitchen with Casual Dining Area
- Conservatory with Double Glazed Door to Outside
- Three Well Proportioned Bedrooms Including Main Bedroom with Solid Wooden Floorboards and En Suite Shower Room
- Bathroom with Three Piece Light Coloured Suite
- Oil Fired Central Heating
- Double Glazed Windows
- Externally the Property Benefits from That All Important Low Maintenance Aspect
- Front Garden Area, Attractive Brick Paviour Driveway and Attractive Brick Paviour with Parking for Cars, Caravans, Boats, Horse Boxes, etc
- Detached Garage
- Rear and Side Garden Areas in Brick Paviour with Southerly Aspect Making an Ideal Space for Outdoor Entertaining or Enjoying the Sun
- In Close Proximity to Many Amenities
- Wide Ranging Appeal to a Host of Potential Purchasers Including First Time Buyers, Young Professionals, The Retired and Those Looking to Downsize
- Easily Accessible to the Newtownards, Belfast and Bangor Commuter
- Within Walking Distance to Greyabbey Village
- Early Viewing Essential

# Accommodation

## Ground Floor

Enclosed Entrance Porch

Reception Hall

Living Room  
13' x 12'9"

Kitchen with Casual  
Dining Area  
14'8" x 12'10"

Conservatory  
12'5" x 11'1"

Bedroom One  
11'5" x 10'9"

En Suite Shower Room

Bedroom Two  
9'10" x 9'10"

Bedroom Three  
9'7" x 9'10"

Bathroom

## Outside

Detached Garage  
18'1" x 9'

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
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This is a great opportunity to purchase an attractive detached bungalow in the stylish Watermeade development with excellent commuter access to Belfast, Bangor, Newtownards and Donaghadee. Deceptively spacious and with bright and spacious accommodation which comprises living room with solid wooden floor, good sized kitchen with casual dining area, conservatory with uPVC double glazed door to outside, three bedrooms, including main bedroom with solid wooden floorboards and en suite shower room, and separate bathroom with three piece white suite.

Externally the property offers that all important low maintenance aspect and consists of front garden area in attractive brick paviour, good sized driveway, again in attractive brick paviour, with parking for cars, caravans, boats, horse boxes, etc, and rear and side garden areas in attractive brick paviour with southerly aspect making it an ideal space for outdoor entertaining or enjoying the sun. Other benefits include oil fired central heating, double glazed windows and detached garage. Bungalows in this development rarely become available and with its convenient location and close proximity to many amenities it will have wide ranging appeal to a host of potential purchasers including young professionals, those looking to downsize and the retired. As a result we anticipate demand to be high and strongly recommend a viewing at your earliest convenience.





# Directions

Travelling into Greyabbey village, from Newtownards, Watermeade is located on the right hand side just past the tennis courts.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
		63	69

## Bangor/Ards Peninsula

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