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**8 HERON LODGE, NEWTOWNARDS, BT23 8WQ**  
**OFFERS AROUND £174,950**



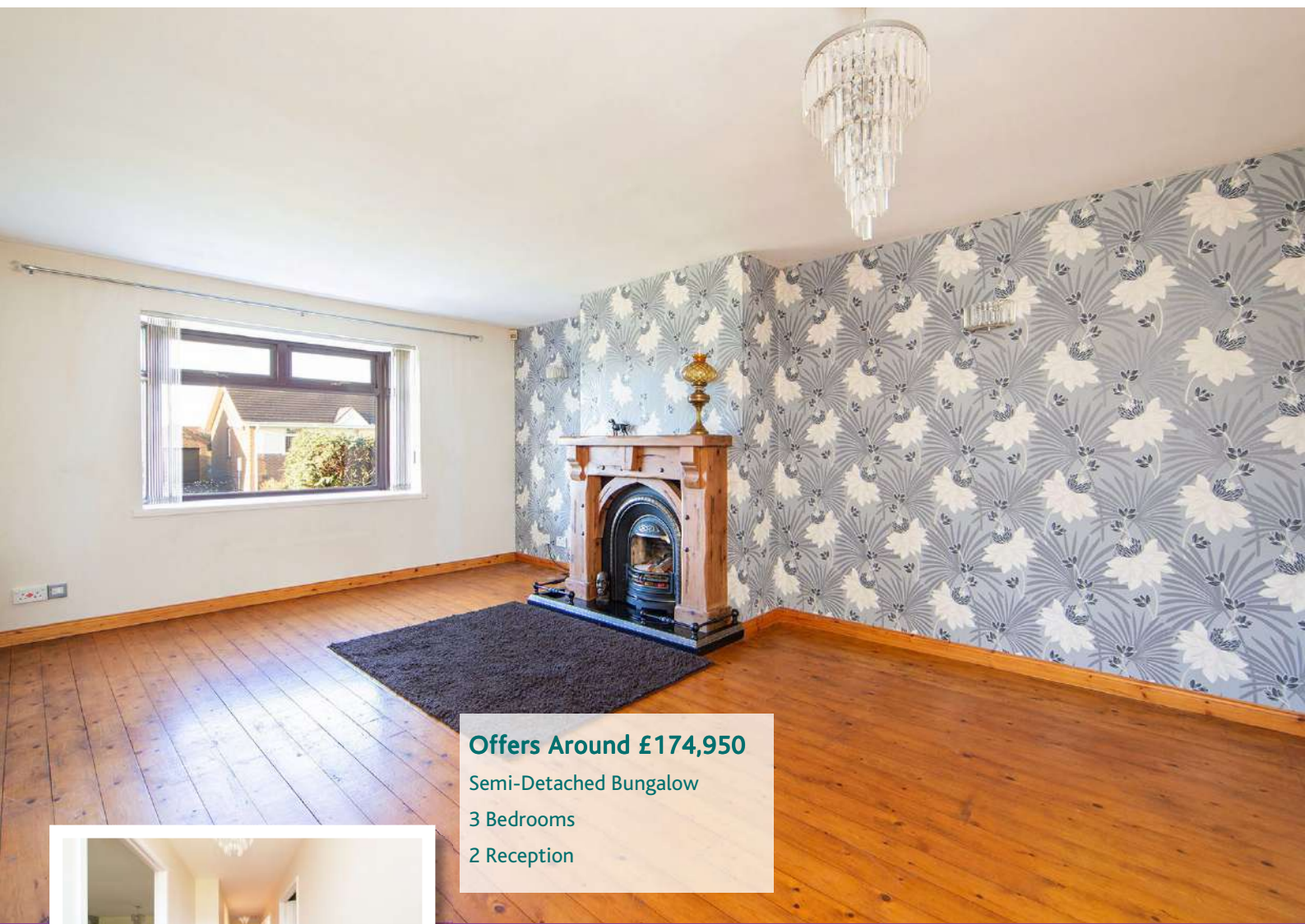
**Scan for Property Details  
and to Arrange a Viewing**



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**Offers Around £174,950**

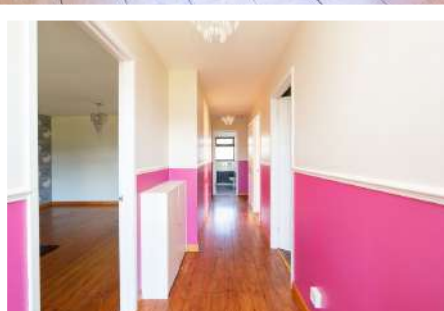
Semi-Detached Bungalow

3 Bedrooms

2 Reception

## Property Features

- Attractive Semi Detached Bungalow with No Onward Chain
- Cul-de-sac Position Within Popular Residential Area
- Living Room with Attractive Carved Wooden Fireplace, Open Fire and Solid Wooden Floor
- Kitchen with Casual Dining Area
- Conservatory
- Three Bedrooms Including Main Bedroom with Large Range of Built-in Wardrobes
- Shower Room with Three Piece Which Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns, Tarmac Driveway with Parking
- Detached Garage
- Fully Enclosed Low Maintenance Rear Garden with Extensive Paved Patio Area and Excellent Degree of Privacy
- Conveniently Positioned with Easy Access to Shops, Schools and Bus Routes
- Newtownards' Thriving Town Centre Also Easily Accessible
- Wide Ranging Appeal to a Host of Potential Purchasers Including First Time Buyers, Young Professionals, Those Looking to Downsize and the Retired
- Early Viewing Essential





# Accommodation

## Ground Floor

Reception Hall

**Living Room**  
18'8" x 12'4"

**Kitchen With Casual Dining Area**  
10'3" x 8'7"

**Bedroom One**  
9'7" x 12'1"

**Bedroom Two**  
9'11" x 8'11"

**Bedroom Three**  
7'4" x 6'3"

**Shower room**

## Outside

**Front Garden in Lawns**

**Detached Garage**  
19'11" x 10'

**Fully Enclosed Low Maintenance Rear Garden**

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

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Tucked away in a cul-de-sac within this popular residential area here is an ideal opportunity to purchase an attractive semi detached bungalow with no onward chain. The property is conveniently positioned with easy access to many amenities including shops, schools and bus routes. The thriving town centre of Newtownards is also easily accessible.

The accommodation comprises good sized living room with attractive carved wooden fireplace, open fire and solid wooden floor, kitchen with casual dining area, conservatory, three bedrooms, including main bedroom with large range of built-in wardrobes, and shower room with three piece white suite. Outside there is a front garden in lawns, tarmac driveway with parking and fully enclosed low maintenance rear garden with extensive paved patio area and excellent degree of privacy. Other benefits include oil fired central heating, uPVC double glazed windows and detached garage.

Demand is anticipated to be high and to a wide range of prospective purchaser including first time buyers, young professionals, the retired and those looking to downsize. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.



# Directions

Heading out of Newtownards along Movilla Road turn left into Stratheden Heights and take the first left into Heron Lodge.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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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			
		52	69

## Bangor/Ards Peninsula

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