

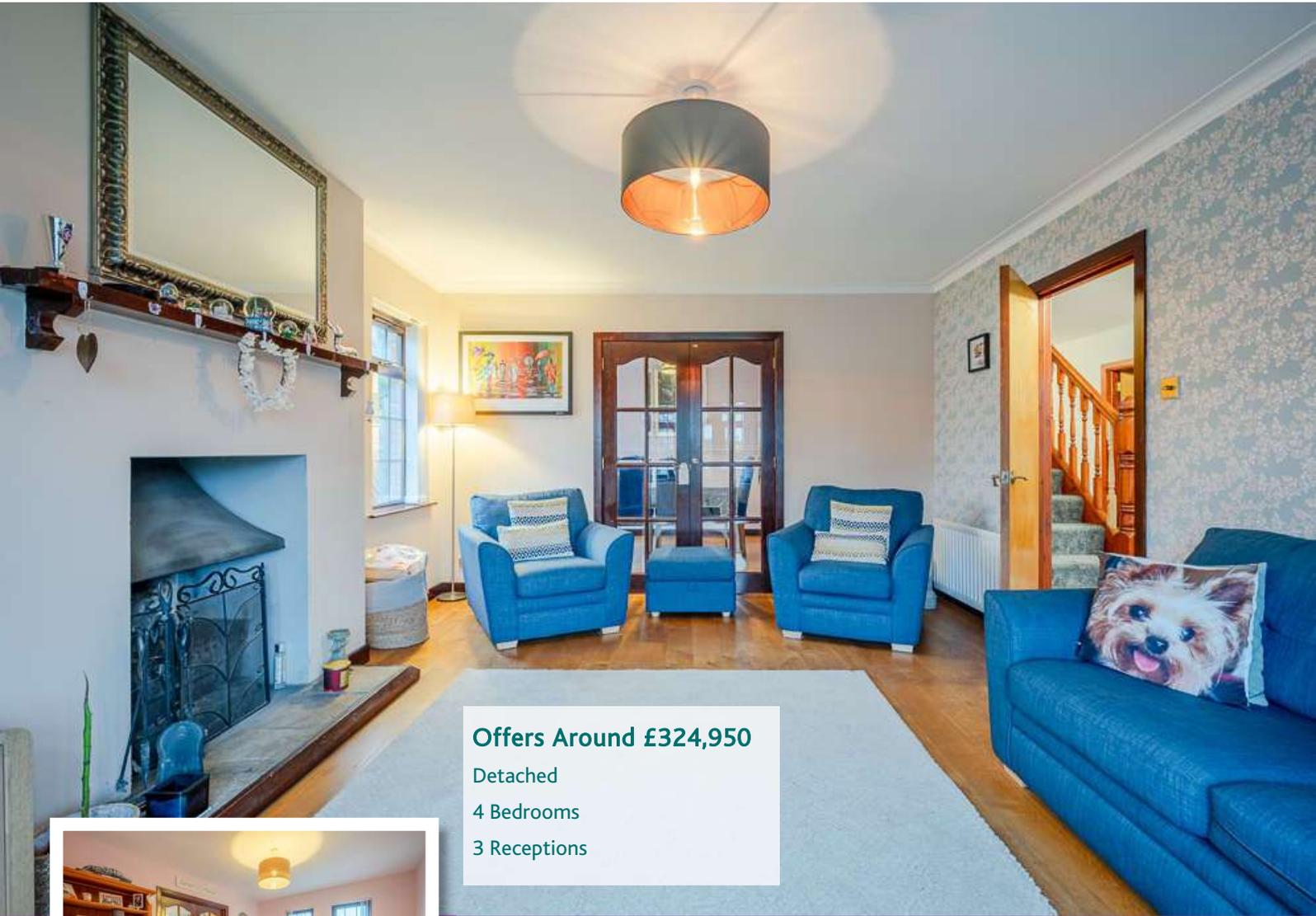


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

41 FALCON AVENUE, NEWTOWNARDS, BT23 4GE
OFFERS AROUND £324,950

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





Offers Around £324,950

Detached

4 Bedrooms

3 Receptions

Property Features

- Fantastic Spacious Site
- Popular and Prestigious Location
- Bright, Spacious and Flexible Accommodation
- Living Room with Open Fire and Solid Oak Floor
- Dining Room with Solid Oak Floor and French Doors from Living Room
- Good Size Fitted Kitchen Open Plan to Casual Dining and Family Area
- Four Well Proportioned Bedrooms, Two of Which are on the Ground Floor
- Ground Floor Main Bedroom with En Suite Shower Room
- Bedroom Two on the First Floor with Large Walk-in Wardrobe
- Ground Floor Fully Tiled Bathroom with Three Piece Suite
- First Floor Shower Room with Three Piece White Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Front Garden in Lawns
- Driveway with Parking for Cars, Caravans, Boats, Horse Box, etc
- Detached Garage



Accommodation

Ground Floor

Spacious Reception Hall

Living Room
15'11" x 12'10"

Dining Room
12'10" x 10'

Fitted Kitchen with
Casual Dining Area
19'2" x 17'8"

Fully Tiled Bathroom

Bedroom One
11'8" x 12'6"

En Suite Shower Room

Bedroom Four
8'8" x 8'8"

First Floor

Bedroom Two
13'8" x 12'10"

Bedroom Three
13'11" x 9'8"

Shower Room

Outside

Detached Garage
18'7" x 11'8"

Good Sized Driveway
with Ample Parking

Fully Enclosed
Spacious Rear and Side
Gardens

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



Here is an ideal opportunity to purchase an attractive detached property which has bright, spacious and extremely flexible accommodation offering a range of different layouts to suit the needs of the home owners.

The ground floor comprises living room with open fire and solid oak floor, dining room with solid oak door and French doors from the living room, good sized open plan kitchen with casual dining area, two bedrooms, including main bedroom with en suite shower room, and a separate fully tiled bathroom with three piece suite. Upstairs does not disappoint either. There are two further bedrooms, one of which has a walk-in wardrobe and built-in shelving and hanging rails. There is also a shower room with three piece white suite.

Outside does not disappoint either. The property sits on a large site with front garden in lawns, spacious fully enclosed rear and side gardens which consist of artificial grass, lawns, plants, shrubs, timber decked terrace, built-in lighting and brick paviour terraces. The rear garden backs onto countryside and has an excellent degree of privacy making an ideal space for children at play, for outdoor entertaining or enjoying the sun. Other benefits include oil fired central heating, uPVC double glazed windows,

detached garage, driveway with space for cars, caravans and boats, etc.

This property is conveniently positioned off the popular and highly regarded Mountain Road, Newtownards. It offers easy access into Newtownards' thriving town centre .



Directions

Heading out of Newtownards, on the Crawfordsburn Road, veer right onto Mountain Road. Turn right into Whiteways and Falcon Avenue is on your left at the mini roundabout.



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

Free Valuation

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



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



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

Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.