



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

5 MORSTAN PARK, NEWTOWNARDS, BT23 8LL
OFFERS AROUND £299,950

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and to Arrange a Viewing





Offers Around £299,950

Detached

3 Bedrooms

2 Receptions



Property Features

- Outstanding Detached Property on Fantastic Elevated Site
- Fabulous Views Overlooking Newtownards Town Centre, Strangford Lough and Scrabo Tower
- Well Presented Throughout Leaving Little Left to do But Move Your Furniture in and Enjoy
- No Onward Chain
- Large Open Plan Living Room to Casual Dining Area with Solid Pine Wooden Floor and Gas Coal Effect Fire
- Good Sized Family Room on the Lower Level with Double Glazed French Doors to the Front
- Fitted Kitchen
- Up to Three Bedrooms Including Main Bedroom with En Suite Shower Room
- Luxury Bathroom with Three Piece White Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Well Presented Good Sized Front Garden in Lawns with Flowerbeds in Plants and Shrubs
- Tarmac Driveway with Parking Providing Ample Space for Cars, Caravans, Boats or Horse Boxes, etc
- Fully Enclosed Rear Garden in Lawns with Raised Timber Decked Terrace Area to Take in Fabulous Views to Strangford Lough

Accommodation

Ground Floor

Reception Hall

Open Plan Living Room
with Casual Dining Area
23'1" x 19'

Kitchen
12'10" x 8'2"

Sitting Room or
Bedroom Three:
16'2" x 9'11"

Bedroom One
12'4" x 7'11"

Ensuite Shower Room

Bedroom Two
9'2" x 8'10"

Bathroom

Inner Hallway

Lower Level

Family Room
22'11" x 17'11"

Outside

Fantastic Elevated Site
with views overlooking
Strangford Lough and
Scrabo

Tarmac Driveway

Fully Enclosed Rear
Garden in Lawns

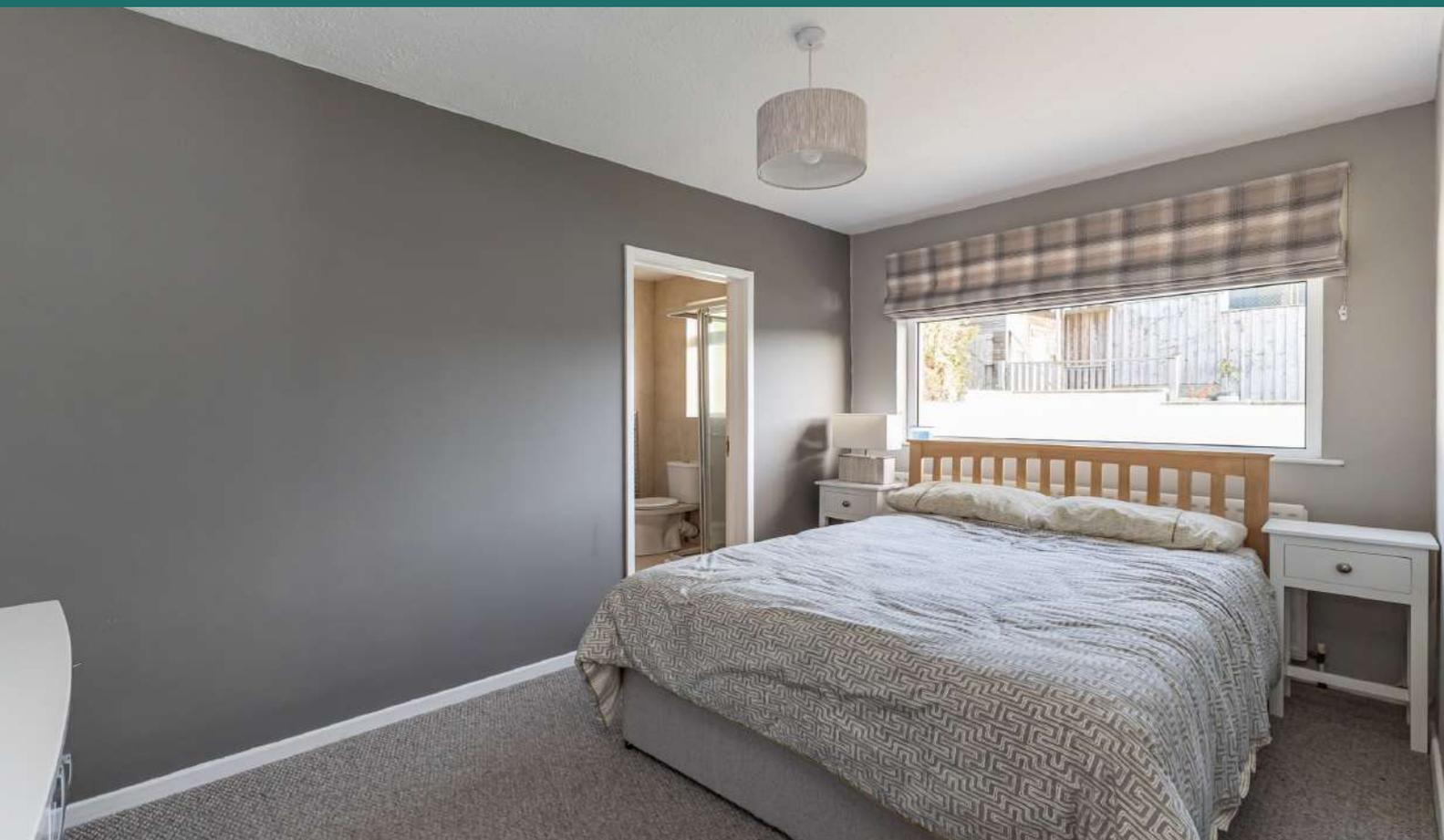
For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk



Occupying a fantastic elevated site with breathtaking views overlooking Newtownards town centre, Strangford Lough and Scrabo Tower, here is an ideal opportunity to purchase a fantastic detached property with no onward chain. Well presented throughout there is little left to do but move your furniture in and enjoy. This deceptively spacious property offers a range of different layouts to suit the needs of the home owners giving it adaptable and versatile accommodation.

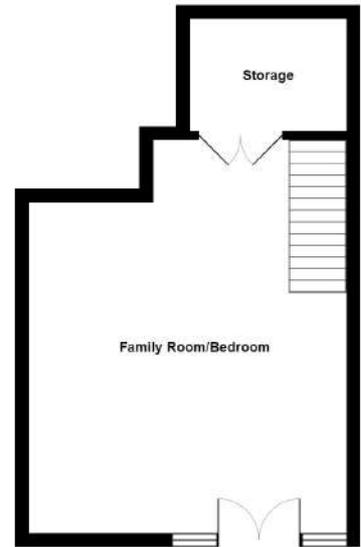
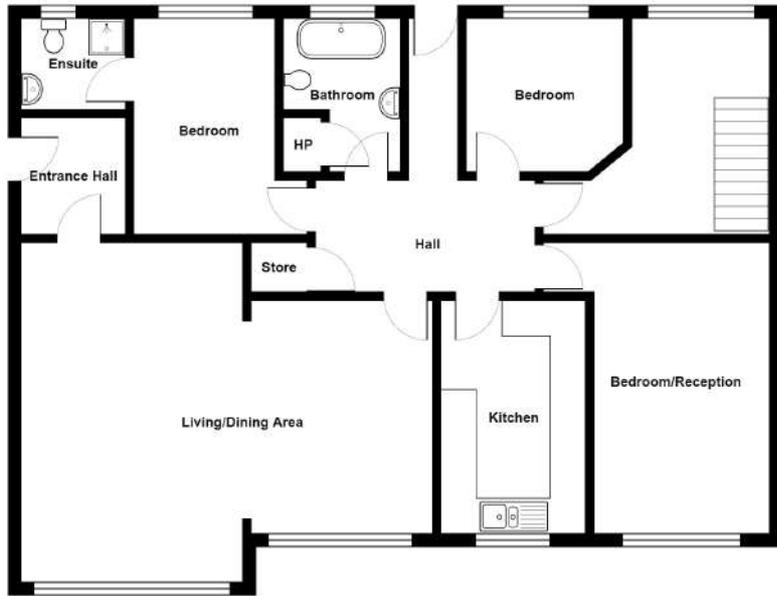
Undoubtedly the property centres around its magnificent large open plan living room with casual dining area. There is also a kitchen, three well proportioned bedrooms, including main bedroom with en suite shower room, and luxury bathroom with three piece suite. There is also a large family room on a lower level with French doors to the front making it easily accessible. Outside does not disappoint either. There is a good sized front garden in lawns with attractive flowerbeds in plants and shrubs. A tarmac driveway provides ample parking for numerous vehicles. To the rear there is a fully enclosed garden in lawns with raised terrace area which is ideal for taking in the fantastic views to Strangford Lough. Other benefits include oil fired central heating and uPVC double glazed windows.

Properties of this calibre rarely make it to the open market and as a result we expect demand to be high and to a wide range of prospective purchasers including first time buyers, young professionals, the retired, those looking to downsize and families.



Directions

Travelling down the Bangor Road towards Newtownards, head straight across the two mini roundabouts, turn Left into Upper Greenwell Street before the Portaferry Road. Continue along Upper Greenwell Street until it becomes Bowtown Road, and Morstan Park is the third street on your left.



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.



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As rated by THE SUNDAY TIMES and THE IRISH TIMES

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

Bangor/Ards Peninsula

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