



4 Stewart Road, Newtownards,
County Down, BT23 7AZ

Asking Price: £259,950

 **Reeds Rains**

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this spacious detached bungalow located just off the Londonderry Road in Newtownards. Ideally positioned and set on an enviable site, this home will appeal to an array of purchasers from couples looking to downsize or to families who wish to have generous space for the family to entertain and play.

The property is within walking distance of Newtownards town centre and is within close proximity to local amenities and Victoria Primary School.

Internally the bungalow comprises of an entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and a shower room.

The home is further enhance with gas fired central heating and double glazing. We anticipate a high level of interest in this property and early viewing is recommended. To arrange your appointment please contact Reeds Rains Newtownards on 028 9181 4144.

Entrance Hall

Hardwood glazed front door. Wooden flooring. Hot press with gas boiler

Living Room

14'10" x 11'6" (4.52m x 3.5m)
Gas fire with stone surround and granite hearth. Door to:

Dining Room

10' x 9'3" (3.05m x 2.82m)
Wood wall panelling

Kitchen

17'11" x 10'2" (Max) (5.46m x 3.1m (Max))
Fitted kitchen with an excellent range of high and low level units and laminate worktop. Double oven and 4 ring ceramic hob with stainless steel extractor fan. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer tap. Laminated

flooring. PVC door to rear and PVC door to conservatory.

Conservatory

16'5" x 9'8" (Max) (5m x 2.95m (Max))
Tiled floor. French doors to rear. Laminated flooring and storage cupboard.

Bedroom 1

11 x 9'11" (11 x 3.02m)
Built in wardrobe

Bedroom 2

10'5" x 10'1" (3.18m x 3.07m)
Build in wardrobe

Bedroom 3

12'5" x 7'9" (3.78m x 2.36m)

Shower Room

8'7" x 5'9" (2.62m x 1.75m)
White suite comprising low flush WC, vanity wash hand basin with mixer tap and enclosed shower cubicle with electric shower. Laminated flooring, part tiled walls and part laminate wall panelling.

Garage

24'2" x 13'4" (7.37m x 4.06m)
Roller door and side access door. WC

Outside

Front garden laid in lawns and stone beds with an array of plants and shrubs. Feature paved driveway leading to detached garage. Beautifully presented rear garden laid in lawns with trees, shrubs and feature patio & decked areas. Garden shed.

Heating Type

Gas fired central heating.

Glazing Type

Double glazed.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 124.2 sq.m. (1,336 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Other important information which you will need to know about this property can be found at reedsrains.co.uk