

61 Cairndore Park, Newtownards,
County Down, BT23 8RH

Asking Price: £220,000

 **Reeds Rains**

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this well appointed detached family home in the popular Cairndore development located off the Movilla Road in Newtownards. The property is ideally located at the end of a quiet cul de sac and is in close proximity to a number of local amenities, public transport and Abbey Primary School. Finished to a high standard throughout and benefitting from a recently installed kitchen and bathroom the property will appeal to an array of buyers. Internally the property comprises on the ground floor of an entrance hall, living room, kitchen / dining and a conservatory, while on the first floor there are three bedrooms and a family bathroom. The property is further enhanced with gas fired central heating and double glazing, To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Hall

Laminate flooring with understairs storage.

Living Room

16'1" x 11'7" (Max) (4.9m x 3.53m (Max))
Laminate flooring. Open fire with brick surround & hearth and wooden mantle.

Kitchen / Dining

18'7" x 11'5" (Max) (5.66m x 3.48m (Max))
Luxury shaker style fitted kitchen with an excellent range of high and low level units and laminate worktops. One and a half bowl stainless steel single drainer sink unit with mixer tap. 4 ring gas hob with stainless steel extractor fan and single oven. Plumbed for washing machine. Laminate flooring with partially tiled walls. PVC door to rear. French doors to conservatory.

Conservatory

12'7" x 10 (Max) (3.84m x 10 (Max))
Laminate flooring.

FIRST FLOOR

Landing

Hot press. Slingsby type ladder to roofspace with gas boiler.

Bedroom 1

13'6" x 9 (4.11m x 9)
Laminate flooring.

Bedroom 2

12'2" x 11'6" (3.7m x 3.5m)

Bedroom 3

9'9" x 6'7" (Max) (2.97m x 2m (Max))
Laminate flooring. Built in wardrobe

Bathroom

9'6" x 6'1" (2.9m x 1.85m)
Contemporary white suite comprising low flush WC, vanity wash hand basin with mixer tap, modern freestanding bath with mixer tap and enclosed shower cubicle with thermostatically controlled shower and drench shower head. Tiled floor and tiled walls. Recess spotlights, extractor fan and chrome towel rail.

Outside

Stone drive to front with garden laid in lawns. Enclosed rear garden laid in lawns with feature decked area.

Heating type

Gas fired central heating.

Glazing type

Double glazing.

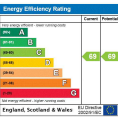
CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of

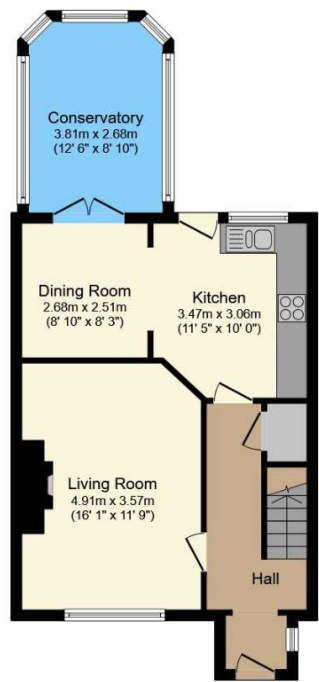
both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

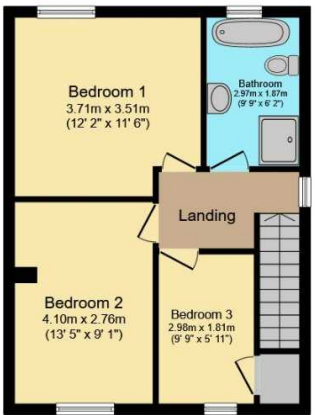
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For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 99.2 sq.m. (1,068 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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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.

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