



14 Belvedere Road, Newtownards,
County Down, BT23 7AX

Asking Price: £259,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Belvedere Road, Newtownards, County Down, BT23

Viewing by Appointment

DESCRIPTION

Step into contemporary comfort with this beautifully refurbished three-bedroom bungalow, located in one of Newtownards' most desirable residential areas. Fully modernised to the highest standard, this home offers a turn-key opportunity—perfect for buyers seeking a harmonious blend of style, comfort, and practicality.

Inside the Home

A welcoming entrance leads into a bright and airy open-plan living and dining area, designed with modern family life in mind. The dining area flows seamlessly into a contemporary kitchen, complete with integrated appliances and sleek finishes, making it ideal for both everyday living and entertaining.

Each of the three bedrooms is generously proportioned, offering comfortable accommodation and plenty of natural light. The luxury bathroom features elegant, up-to-date fixtures, contributing to the fresh and refined feel of the home. Throughout, the bungalow boasts neutral décor, contemporary flooring, and a high-efficiency heating system, ensuring both style and practicality.

Outdoor Living

The exterior of the property is just as impressive. The landscaped front and rear gardens provide a peaceful escape, with mature planting and low-maintenance design. To the rear, enjoy stunning views over Strangford Lough, a perfect backdrop for relaxing evenings or outdoor dining.

Location

Set in a residential area, this home is just minutes from local shops, schools, and amenities. With excellent access to commuter routes, it's ideally positioned for those working in Belfast or across County Down.

Viewing Highly Recommended

Combining thoughtful refurbishment, modern design, and a sought-after location, this stylish bungalow is sure to impress.

Ground Floor

Entrance Porch

Tiled floor. French doors leading to:

Entrance Hall

Wood strip flooring, recess spotlights and storage cupboard.

Living Room

13'5" x 11'10" (4.1m x 3.6m)
Laminate flooring with feature stove and granite hearth. Partial views towards Strangford Lough. Open to:

Dining Room

11'1" x 9'11" (3.38m x 3.02m)
Laminate flooring. Patio doors to rear.

Kitchen

10'7" x 10'3" (3.23m x 3.12m)
Contemporary fitted kitchen with an excellent range of high and low level units and Corian worktops. Undermounted stainless steel single drainer sink unit with mixer tap. Integrated fridge freezer, microwave, dishwasher and single oven. 4 ring induction hob and stainless steel extractor fan. Laminate flooring. PVC glazed door to rear.

Bedroom 1

11'11" x 10'7" (3.63m x 3.23m)
Range of slide robes.

Bedroom 2

11'9" x 10'10" (3.58m x 3.3m)
Range of slide robes.

Bedroom 3

8'8" x 7'9" (2.64m x 2.36m)

Shower Room

7'6" x 6'10" (2.29m x 2.08m)
Contemporary white suite comprising low flush WC, vanity wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controller shower. Tiled floor and partially tiled walls. Recess spotlights and feature towel rail.

Garage

21'10" x 12'5" (6.65m x 3.78m)
Up and over door. Side access door.

Outside

Low maintenance paved garden to front with well stocked flower beds. Paviour driveway. Enclosed landscaped garden to rear laid in lawns with large patio area benefitting from superb views towards Strangford Lough.

Heating Type

Gas fired central heating.

For full EPC please contact the branch.

Glazing Type

Double glazed.

Refurbishment

The property has been replumbed, new gas heating installed and rewired within approx the last 8 years.

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/ukSI/2017/692/contents>

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.

