

Tim Martin
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**10 Dakota Avenue
Newtownards
BT23 4QU**

**Offers Around
£89,950**

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SUMMARY

A spacious end terrace property, situated in the well established West Winds in Newtownards and is perfect for the first time buyer, young couple or investor.

The property, fitted with gas fired central heating and double glazing, does require modernisation, however, offers the purchaser the opportunity to put their own stamp on this affordable property! The accommodation comprises of a spacious lounge, kitchen with dining area, three well proportioned bedrooms and bathroom. Outside, a spacious enclosed area to the rear provides easy maintenance and excellent outdoor space with views of Scrabo Tower.

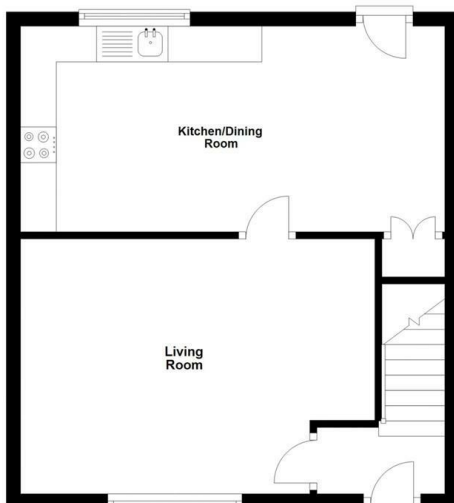
West Winds primary school, play park and local convenience store are all within walking distance whilst, Castlebawn retail park and Ards Shopping centre are both within a short drive away. The Ards Peninsula, Dundonald and Belfast are all within a convenient commute by both car and public transport.

FEATURES

- Spacious End Terrace Property Situated In The Well Established West Winds
- In Need Of Modernisation – Sold As Seen
- Spacious Lounge
- Kitchen With Dining Area
- Three Well Proportioned Bedrooms
- Bathroom
- Gas Fired Central Heating And Double Glazing
- Enclosed And Easily Maintained Area To The Rear With Views Over Scrabo Tower
- Within Walking Distance To Primary School, Play Park And Shops
- Convenient Commute To Ards Peninsula, Dundonald And Belfast

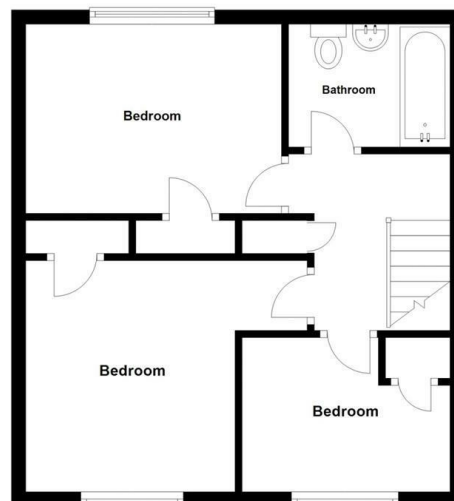
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 77.8 sq. metres (837.6 sq. feet)

Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

10 Dakota Avenue, Newtownards

Entrance Hall

Glazed UPVC entrance door.

Lounge

16'2 x 11'8 (4.93m x 3.56m)

(Max Measurements)

Wood laminate floor

Kitchen / Dining Area

19'6 x 9'5 (5.94m x 2.87m)

Range of high and low level cupboards and drawers incorporating single drain stainless steel sink unit with mixer taps; formica worktops; space and plumbing for washing machine; space for cooker; part tiled walls; tiled floor; glazed UPVC door to rear.

First Floor / Landing

Access to roof space; hotpress with gas fired boiler.

Bedroom 1

10'7 x 9'11 (3.23m x 3.02m)

Wood laminate floor; built in wardrobe.

Bedroom 2

9'6 x 7'6 (2.90m x 2.29m)

Bedroom 3

11'8 x 8'8 (3.56m x 2.64m)

Built in storage cupboard.

Bathroom

7'7 x 5'8 (2.31m x 1.73m)

White suite comprising panel bath with mixer taps and telephone shower attachment; pedestal wash hand basin with mixer taps; close coupled WC; tiled walls and floor.

Outside

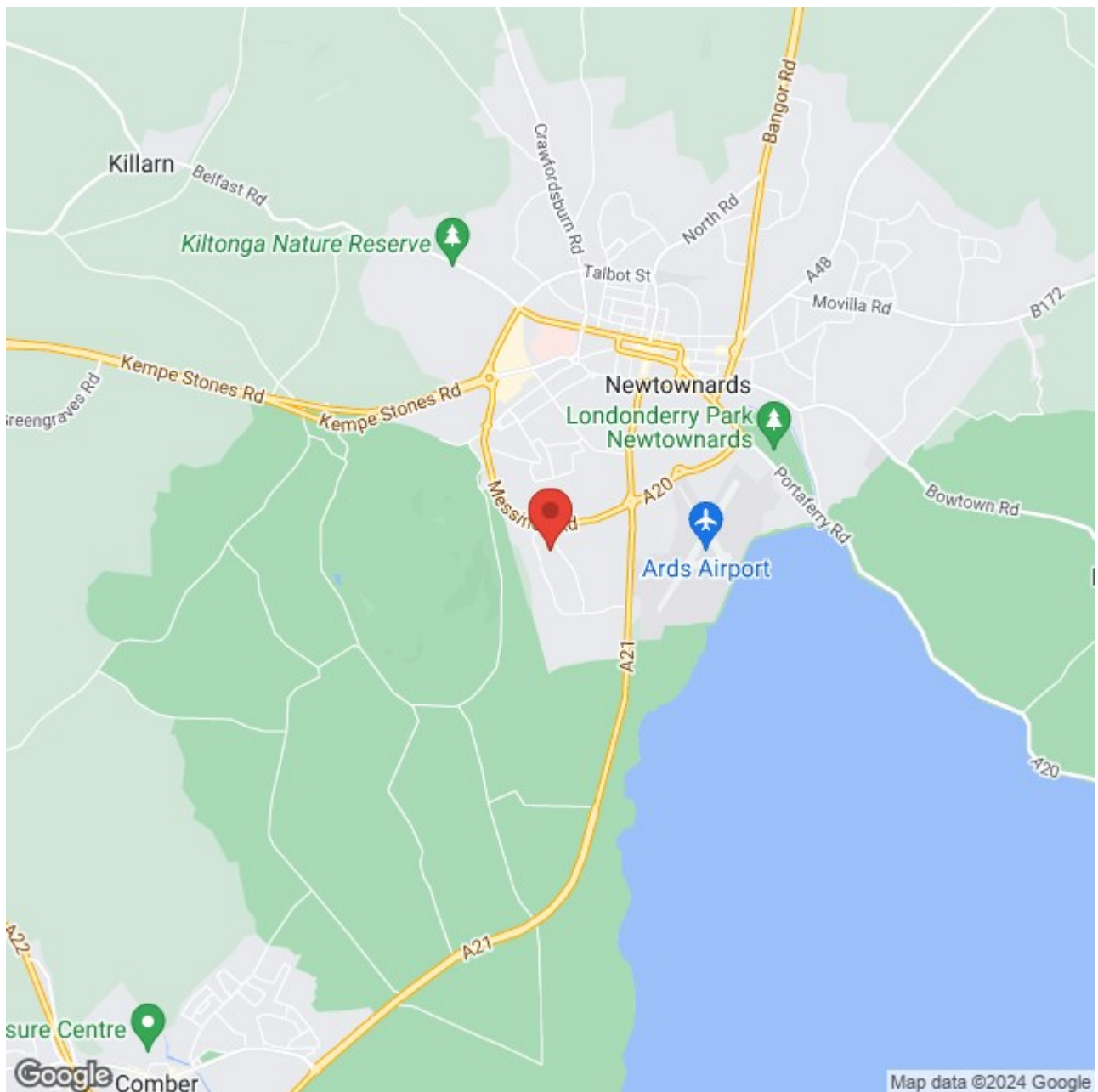
Front gardens laid out in lawn; fully enclosed rear gardens laid out in paving stones.

Capital / Rateable Value

£60,000. Rates Payable =£522.72 per annum (approx)

Please Note

The property is being sold as seen and will not be cleared.



Map data ©2024 Google



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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