

Tim Martin
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**20 Londonderry Road
Newtownards
BT23 7AY**

**Offers Around
£199,950**

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SUMMARY

This detached bungalow is situated just off the main Bangor Road and occupies a spacious site, perfect for young families or those looking to downsize with convenience in mind.

The property comprises of a lounge, dining room, fitted kitchen, three bedrooms and bathroom and is fitted with oil fired central heating and uPVC double glazing.

Outside, the detached garage is approached by a spacious driveway providing excellent parking. The gardens to the front and rear are laid out in lawn, with paved patio area.

Situated within walking distance of Newtownards bustling town centre and many of its amenities, the property affords a convenient commute to Bangor, Holywood and Belfast. An excellent choice of primary and secondary schools in the immediate area are easily accessible.

FEATURES

- Detached Bungalow Occupying A Spacious Site, Just Off The Main Bangor Road
- Perfect For Those Looking To Downsize Or Young Family
- Three Bedrooms And Two Reception Rooms
- Fitted Kitchen And Bathroom
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To Detached Garage
- Enclosed Rear Gardens Laid Out In Lawn With Patio Area
- Within Walking Distance Of Newtownards Town Centre, Public Transport And Victoria Primary School
- Convenient Commuting Distance To Bangor, Belfast, Hospitals And Airports

Entrance Porch

Glazed aluminium entrance door; tiled floor; glazed door through to:-

Entrance Hall

Telephone connection point; access to roof space; built in storage cupboard.

Lounge

13'9 x 11'9 (4.19m x 3.58m)

Tiled fireplace and hearth; TV aerial connection point; wiring for wall lights.

Dining Room

11'5 x 10'7 (3.48m x 3.23m)

Kitchen

10'6 x 9'10 (3.20m x 3.00m)

Range of painted high and low level cupboards and drawers incorporating 1½ twin stainless steel sink unit with swan neck mixer tap; integrated whirlpool electric under oven with Belling 4 rig ceramic hob; space for fridge / freezer; space and plumbing for washing machine; built in larder cupboard; laminate worktops; tiled walls; glazed pvc door to rear.

Bedroom 1

8'7 x 7'6 (2.62m x 2.29m)

Built in storage cupboard.

Bedroom 2

11'9 x 10'6 (3.58m x 3.20m)

Bedroom 3

10'10 x 10'7 (3.30m x 3.23m)

Bathroom

7'3 x 6'8 (2.21m x 2.03m)

Coloured suite comprising panelled bath; Redring electric shower unit with wall mounted telephone shower attachment; pedestal wash hand basin; low flush wc; tiled walls; towel radiator; hot press with copper cylinder.

Outside

Spacious driveway providing parking for 2 - 3 cars and leading to:-

Detached Garage

16'11 x 9'9 (5.16m x 2.97m)

Roller shutter door; light and power points.

Boiler House with Worchester Oil Fire Boiler**Gardens**

Front gardens laid out in lawn and ornamental and flowering shrubs; enclosed rear gardens laid out in lawn with paved patio area and decorative gravelled area; pvc oil storage tank; outside light and water tap.

Tenure

Freehold

Capital / Rateable Value

£155,000 = Rates Payable £1416.24 per annum (approximately)









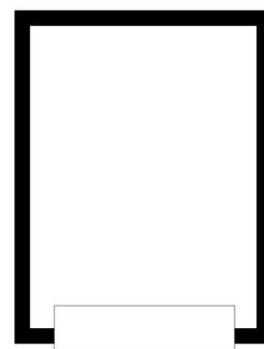
Ground Floor

Approx. 79.4 sq. metres (855.0 sq. feet)



Garage

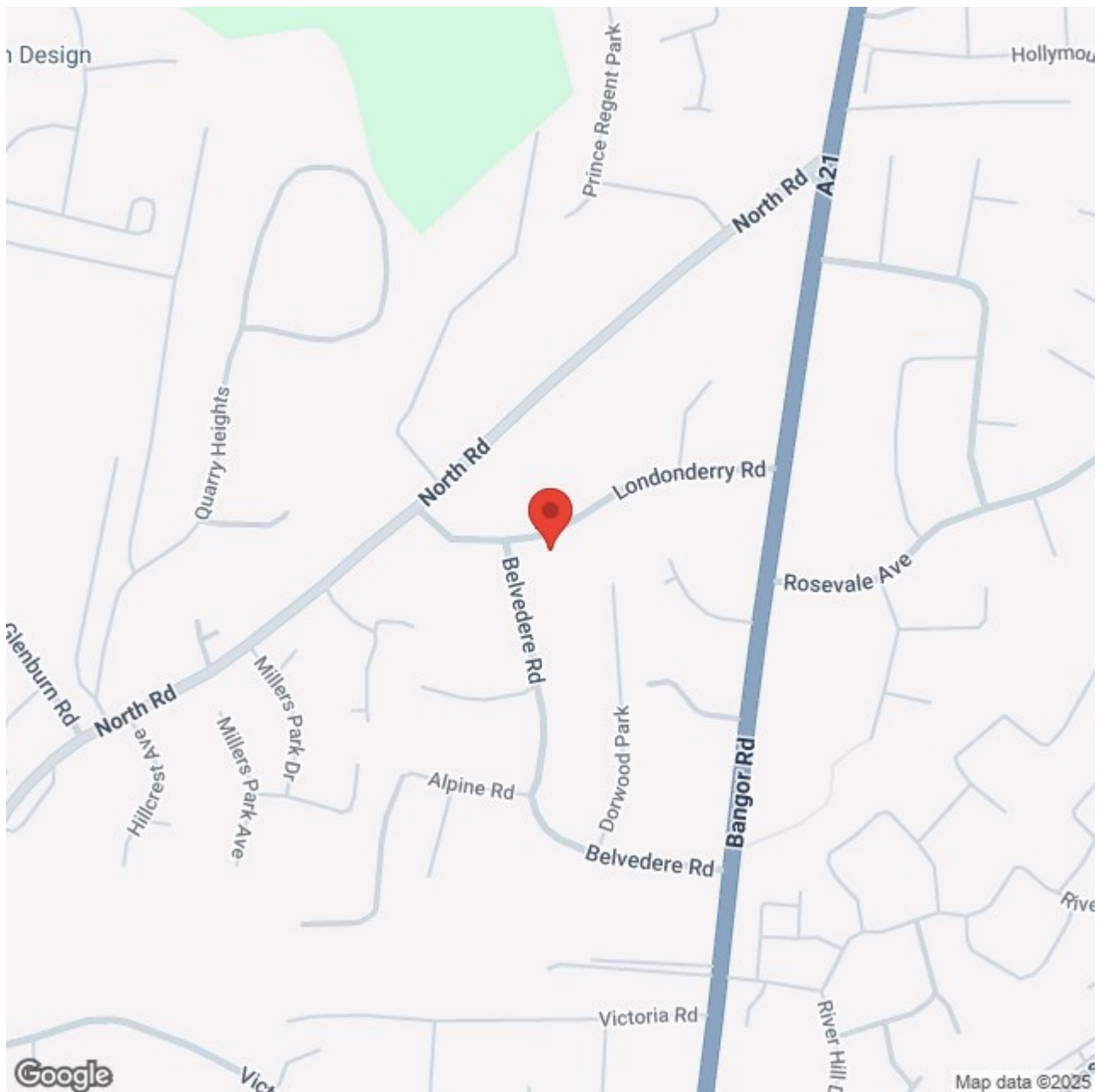
Approx. 12.0 sq. metres (129.2 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 sq. feet)

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

20 Londonderry Road, Newtownards



RICS



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

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