



53 Talbot Street , Newtownards, BT23 4EG

"Small but so perfectly formed..."

There's no hiding the fact that this stunning terraced home isn't going to suit everyone. I mean if you've got 12 kids and 3 dogs you'll need to look elsewhere but if you're a single person or a couple, this place is "to die for" and would make such a lovely place to set up home, perhaps for the first time.

The property is a credit to its current owner who hasn't just presented the property to an exacting standard but has also done the important and often overlooked things such as re-wiring, Phoenix gas central heating and triple glazed front windows.

It offers 2 bedrooms on the first floor, each the absolute epitome of good taste and presentation, including modern wooden wall panelling & wooden window shutters, a modest lounge, with feature fireplace, a modern kitchen with dining area and a modern, luxury shower room to the rear.

Externally there is a rear yard immediately to the rear and beyond that a private garden in lawn with paved patio area.

This home simply needs to be viewed to be fully appreciated.

Offers Around £104,950

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, Newtownards, BT23 4EG



- Town centre terraced home
- Outstanding level of interior presentation
- 2 bedrooms
- Lounge with feature fireplace
- Modern kitchen with dining area
- Modern ground floor shower room
- uPVC double glazing (triple to front)
- Phoenix gas central heating
- Garden to rear in lawn with paved patio
- Ready to move straight into and enjoy

Entrance

Porch

3'7x3 (1.09mx0.91m)

Lounge

13'6x10 (4.11mx3.05m)

Kitchen/diner

13'6x9'10 (4.11mx3.00m)

Rear porch

4'1x3 (1.24mx0.91m)

Shower room

8'1x7'3 (2.46mx2.21m)

Landing

Bedroom 1

13'7x9'10 (4.14mx3.00m)

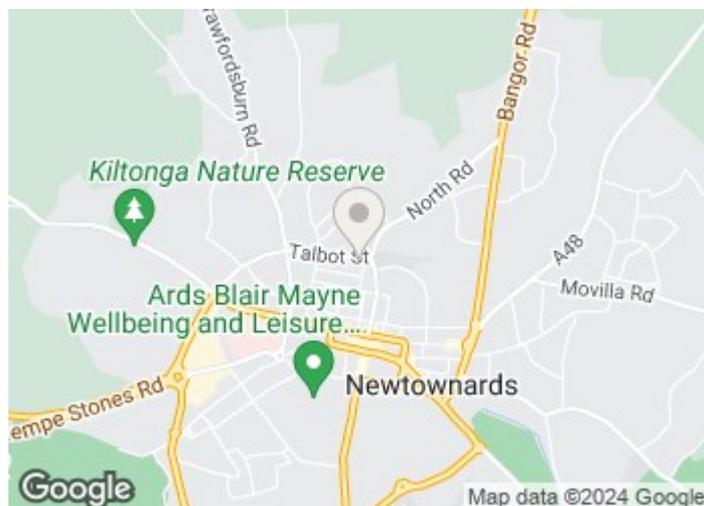
Bedroom 2

9'7x7'4 (2.92mx2.24m)

Outside

Tenure

Property misdescriptions



Directions

Talbot Street runs between the Southern Regional College (Tech) and William Street, Crawfordsburn Road, Hardford Link junction.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	