

## 120 Glenbrook Road , Newtownards, BT23 4EY

When it comes to affordable housing and value for money this terraced property is going to be hard to beat.

The property is set on a pleasant site with an open aspect to the front and views towards Scrabo Tower and Strangford Lough. It offers 3 well proportioned bedrooms, 2 with built in storage, a fully tiled bathroom, a lounge, a kitchen/diner which is open plan to a double glazed conservatory, and a utility area. The property is nicely decorated throughout. It further benefits from uPVC double glazing and Phoenix gas central heating.

Externally there is a garden in lawn to the front with raised timber deck and an enclosed patio area to the rear.

A first home, a fresh start or a buy to let investment, this home would suit a variety of buyers so we recommend an early appointment to view to avoid disappointment.

**Offers Around £105,000**

# 120 Glenbrook Road , Newtownards, BT23 4EY



- Mid terraced home
- Kitchen/diner
- Utility room
- Enclosed patio to rear
- 3 bedrooms
- uPVC double glazed conservatory
- uPVC double glazing - Phoenix gas central heating
- Lounge
- Tiled bathroom
- Garden to front in lawn with timber deck

## Entrance

### Entrance hall

11x5 (3.35mx1.52m)

### Lounge

13'1x11 (3.99mx3.35m)

### Kitchen/diner

15'10x10'4 (4.83mx3.15m)

### Conservatory

11'1x10'1 (3.38mx3.07m)

### Utility area

9'11x7'10 (3.02mx2.39m)

### Landing

## Bathroom

6'2x6 (1.88mx1.83m)

### Bedroom 1

16'7x9'5 (5.05mx2.87m)

### Bedroom 2

9'9x9'5 (2.97mx2.87m)

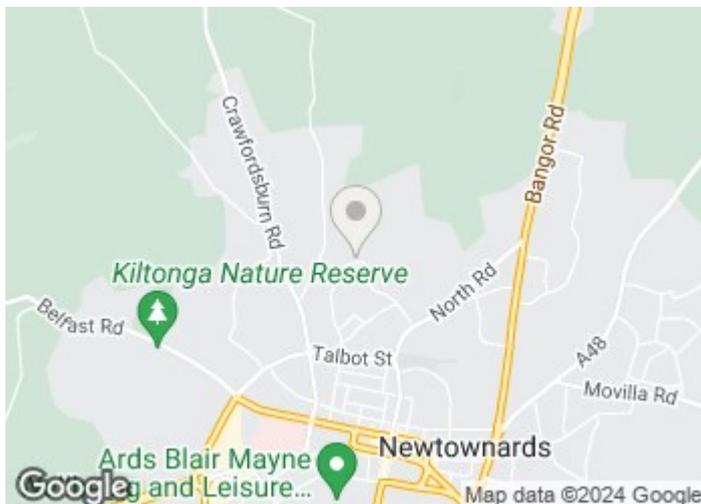
### Bedroom 3

9'5x7'9 (2.87mx2.36m)

## Outside

## Tenure

## Property misdescriptions

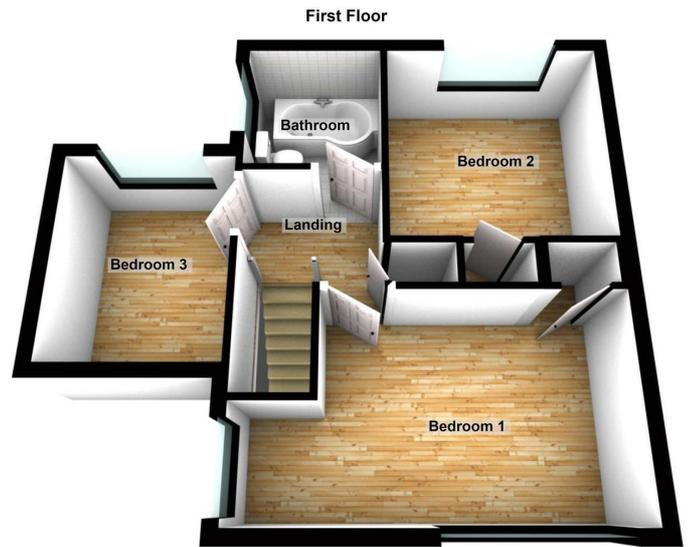
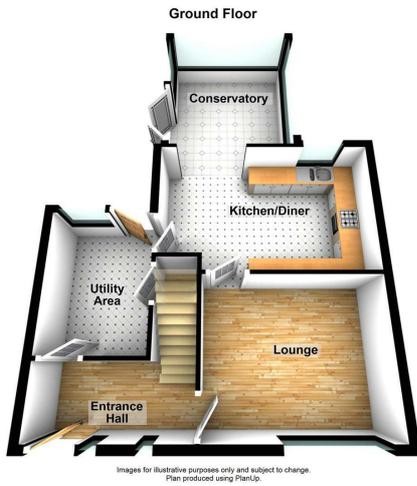


## Directions

Travelling out of Newtownards along North Road turn left into Glenburn Road. Proceed over the mini roundabout and follow the road to the low point of the bend and number 120 is on the right.



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		69	72	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (28-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	