

2 Rockfield Meadows

Carrowdore, Newtownards, BT22 2WW

"This home really ticks all of the boxes! The more time we spent here the more we appreciated the space (over 1,200sq.ft.), the beauty and the practicality that it offers - both inside and out!" The property is just 6 years old and yet has already been modernised and upgraded by it's present owners and offers a luxury turn key finish ready for a new owner to walk straight in and enjoy. It offers 3 well proportioned bedrooms, including a master with ensuite shower room and all with built in wardrobes, a family bathroom plus ground floor WC, a spacious kitchen and dining area and a beautiful lounge with recently installed multi fuel stove and feature tiling. Finishes include luxury vinyl plank flooring, oak internal doors and uPVC wall panelling to the bathrooms. It benefits from uPVC double glazing & fascia and oil fired central heating.

The practicality continues outside with a garden in lawn to the front, with feature stone wall, and an enclosed garden to the rear in lawn with paved patio/sun terrace leading to a spacious tarmac driveway and parking area.

Local amenities include a Eurospar and petrol station and the excellent Strangford College, whilst Newtownards and Bangor are within easy access by road. Internal viewing is highly recommended.

Offers Over £219,950

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- Nearly new detached home
- Family bathroom + Ensuite shower room
- Utility and cloakrooms
- Tarmac driveway and parking to rear
- Beautifully presented and upgraded throughout
- Lounge with cast iron multi fuel stove
- uPVC double glazing & fascia - Oil fired central heating
- 3 double bedrooms (all with modern built in wardrobes)
- Spacious kitchen with dining area
- Gardens to front & rear with paved patio

Entrance

Entrance hall

Lounge

15x13'1 (4.57mx3.99m)

Kitchen/diner

17'10x12'6 (5.44mx3.81m)

WC

3'10x3 (1.17mx0.91m)

Landing

Bathroom

9'10x6 (3.00mx1.83m)

Bedroom 1

14'8x13'1 (4.47mx3.99m)

Ensuite shower room

8'7x4'6 (2.62mx1.37m)

Bedroom 2

12'8x9'3 (3.86mx2.82m)

Bedroom 3

12'9x8'5 (3.89mx2.57m)

Outside

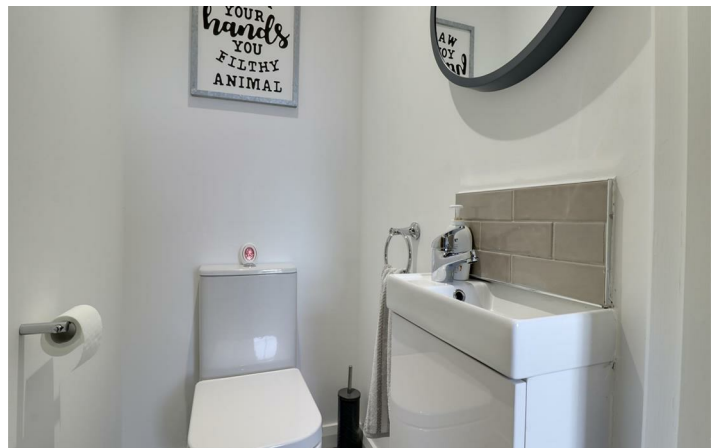
Tenure

Property misdescriptions

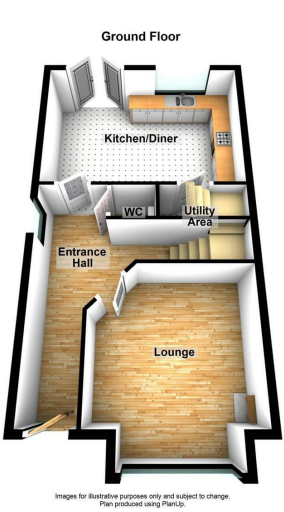


Directions

Rockfield Meadows is located just off Main Street Carrowdore opposite the Spar and number 2 is first 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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