

8 Newtown Vale , Newtownards, BT23 7GR

As the family grows you don't just need additional bedrooms but also additional reception space, additional bathrooms and a useable garden. Add in access to the currently being constructed Greenway directly to the rear and a quiet cul de sac and you'll start to appreciate number 8 Newtown Vale as a genuine family home.

The property offers 4 first floor bedrooms, including a master with en-suite shower room, and a luxury bathroom, with free standing bath & separate shower, plus a "quirky" little room currently utilised as a home office. The ground floor centres around the rear combination of kitchen/diner (with genuine granite worktops), family room and a lovely sun room, with private garden views & multi fuel stove, whilst there is also an additional lounge, with feature fireplace & real wood floor, to the front and, believe it or not, a ground floor shower room, which may assist those caring for a dependent relative.

Externally there are gardens to front and rear in lawn, an attached garage, with loft storage, a brick paved parking area and timber deck.

Located in a quiet cul de sac and a highly sought after location, these properties don't become available very often so we recommend an internal viewing at your earliest convenience in order to avoid missing out.

Offers Around £295,000

8 Newtown Vale

, Newtownards, BT23 7GR



- Spacious detached family home in quiet cul de sac
- Lounge with feature fireplace
- Family/TV room
- uPVC double glazing - Phoenix gas central heating
- 4 bedrooms - master en-suite
- Kitchen/diner
- Attached garage with brick paved parking area
- Luxury bathroom + Ground floor shower room
- Sun room with multi fuel stove
- Garden to front & rear in lawn with mature shrubs - access to new Greenway

Entrance

Entrance hall

Lounge

16'6x12'2 (5.03mx3.71m)

Kitchen/diner

18x17'7 (5.49mx5.36m)

Sun room

21'7x9'2 (6.58mx2.79m)

Family room

12'2x9'9 (3.71mx2.97m)

Shower room

7'10x3'5 (2.39mx1.04m)

Landing

Bathroom

12'3x6'5 (3.73mx1.96m)

Bedroom 1

13'4x12'3 (4.06mx3.73m)

En-suite shower room

6'6x3'10 (1.98mx1.17m)

Bedroom 2

11'4x9'5 (3.45mx2.87m)

Bedroom 3

9'9x9'1 (2.97mx2.77m)

Bedroom 4

9'9x7'6 (2.97mx2.29m)

Home office/store

4'9x4 (1.45mx1.22m)

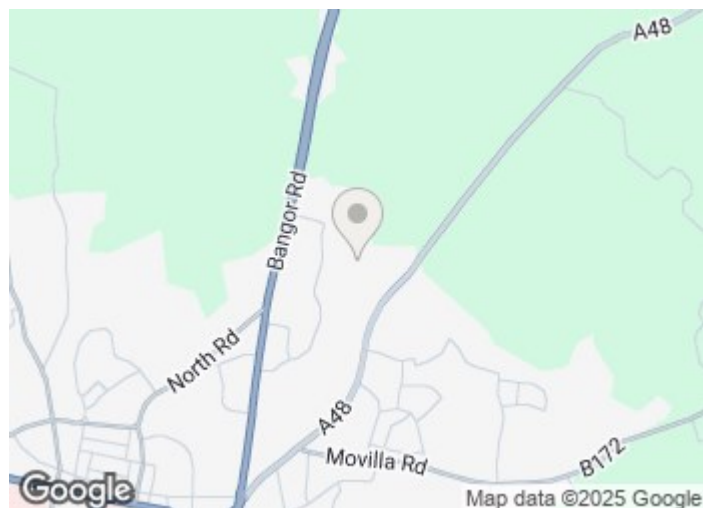
Attached garage

19'11x10'6 (6.07mx3.20m)

Outside

Tenure

Property misdescriptions

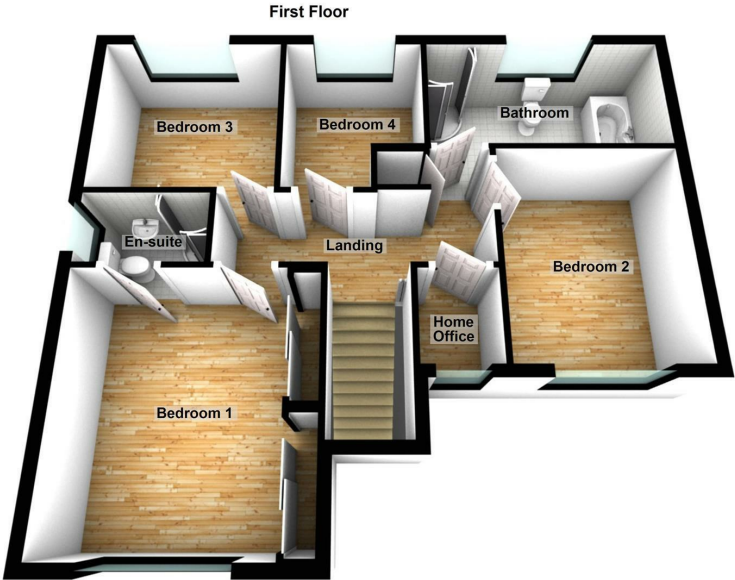
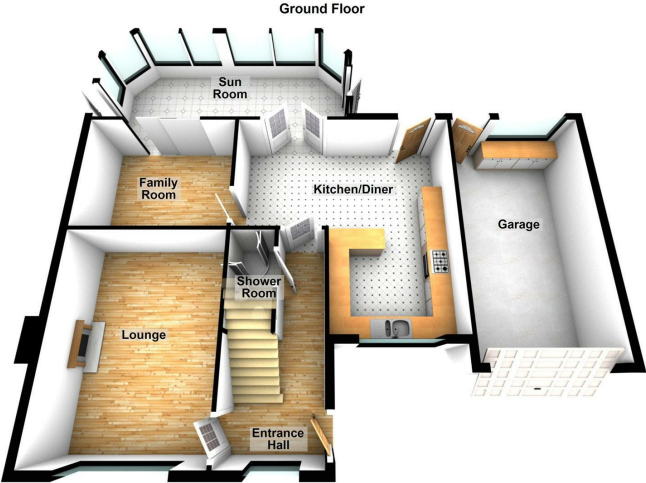


Directions

Travelling out of Newtownards along Donaghadee Road past the Eurospar and petrol station, turn left into Newtown Grange. At the T junction turn left then immediately right into Newtown Vale and number 8 is ahead.



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	