



## 2 Oak Meadow Green

Beverley Garden Village, Newtownards, BT23 7JH

Located in the highly sought after new development of "Beverley Garden Village", just off the Bangor Road in Newtownards, this detached home is walk-in ready and is simply beautiful. The property offers 3 bedrooms, including a master with en-suite shower room, and a beautiful family bathroom, whilst the ground floor benefits from an open plan kitchen/dining/sun room, with a luxury fitted kitchen, quartz worktops and integrated units, a formal lounge and a ground floor WC. It benefits from uPVC double glazing and Phoenix gas central heating whilst, externally, there are gardens to front and rear in lawn with paved patio, tarmac driveway and raised planted beds. Being just a year old the property still feels like a new show home but with some very tasteful upgrades and is sure to appeal to discerning first time buyers or home movers alike. The Beverley Garden Village development is equally convenient to Newtownards and Bangor, or further afield to Belfast for those who commute, and the extended Comber/Newtownards/Conlig Greenway will be passing the area very soon making it a great place for families as well. Internal viewing is strongly recommended so book early to avoid disappointment.

**Offers Around £249,950**

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- Beautiful "Nearly new" detached home
- Open plan kitchen/dining/sun room
- uPVC double glazing - Phoenix gas central heating
- Beverley Gardens Village - Newtownards newest and most popular New Development
- 3 bedrooms - master en-suite
- Modern kitchen with quartz worktops & integrated appliances
- Beautiful landscaped gardens front & rear
- Lounge
- Family bathroom + ground floor WC
- Tarmac driveway

### Entrance

### Entrance hall

### Lounge

15'7x12'6 (4.75mx3.81m)

### Kitchen/diner

16x12'6 (4.88mx3.81m)

### Sun room

9'9x9 (2.97mx2.74m)

### WC

7x3'9 (2.13mx1.14m)

### Landing

### Bathroom

9x6'8 (2.74mx2.03m)

### Bedroom 1

12'7x10'6 (3.84mx3.20m)

### En-suite shower room

6'7x5'8 (2.01mx1.73m)

### Bedroom 2

10'7x9'3 (3.23mx2.82m)

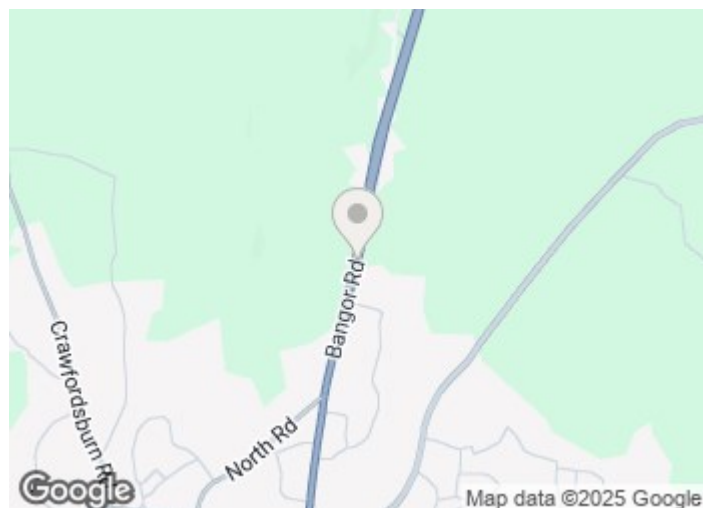
### Bedroom 3

10'7x6'5 (3.23mx1.96m)

### Outside

### Tenure

### Property misdescriptions



### Directions

Travelling out of Newtownards along Bangor Road turn right into the new Beverley Gardens Village development and pull into the temporary car park on the right. Number 2 is directly in front.





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