



## 47 Rathmullan Drive , Newtownards, BT23 4QF

This 1st floor apartment has been nicely presented by its present owners and would make an ideal first time buy, fresh start or buy to let purchase. Unusually it offers 3 well proportioned bedrooms and a fully tiled bathroom plus a spacious lounge with dining area and a modern kitchen. It benefits from uPVC double glazing, Phoenix gas central heating and most internal doors are solid oak.

To the rear there is access to a private garden, in lawn with paved patio area, and a brick garden shed, whilst to the front is an allocated tarmac parking area.

Convenient to Newtownards wide variety of shops, schools and other amenities and also within commuter routes of Belfast and beyond an internal viewing is recommended.

**Offers Over £109,950**

## 47 Rathmullan Drive , Newtownards, BT23 4QF



- 1st Floor apartment
- Kitchen
- Nicely presented with mostly solid oak internal doors
- Tarmac parking area to the front
- 3 good bedrooms
- Bathroom
- Phoenix gas central heating
- Lounge
- uPVC double glazing
- Garden to rear in lawn with paved patio

### Entrance

### Hallway

### Lounge

15'9x10'11 (4.80mx3.33m)

### Kitchen

10'11x7'9 (3.33mx2.36m)

### Bathroom

7'10x4'10 (2.39mx1.47m)

### Bedroom 1

11x10'8 (3.35mx3.25m)

### Bedroom 2

11x8'11 (3.35mx2.72m)

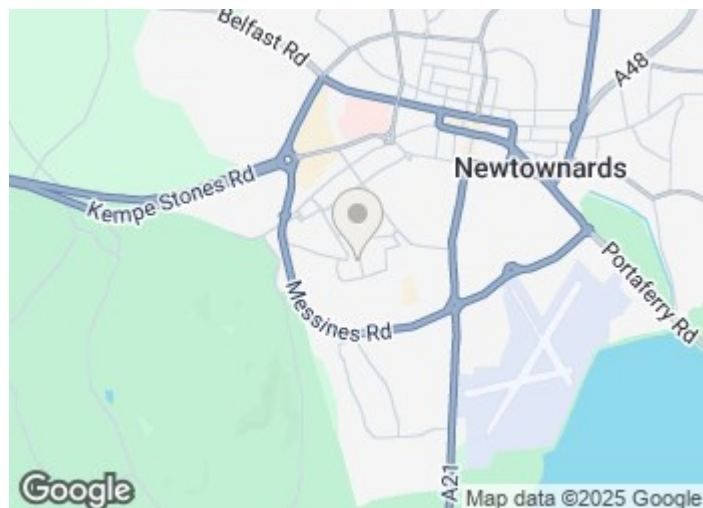
### Bedroom 3

8'9x8 (2.67mx2.44m)

### Outside

### Tenure

### Property misdescriptions



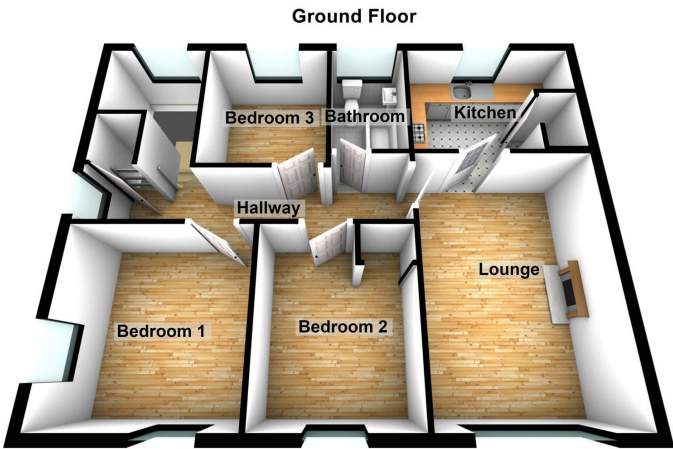
### Directions

Travelling along Circular Road past Regent House Shool turn into Lisbane Drive (opposite the car park). At the end turn left and number 47 is on the right.





Floor Plan





**NIMortgages.com**  
Your Local Mortgage Experts

**First home or 21<sup>st</sup> home, call us for expert advice on all your mortgage options.**

**02891 828100**



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 | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (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>  |         |                         |
| (54-68) <b>D</b>                            |         |  | (54-68) <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                            |         | EU Directive 2002/91/EC                        | Northern Ireland  |         | EU Directive 2002/91/EC |