

## 26 Wyndell Park , Newtownards, BT23 7UX

26 Wyndell Park incorporates most, if not all, the desires of a good family home. Built in 2019, it enjoys the benefits of a new build that is walk in ready but with the added touches of a thoughtful owner.

This family home offers 4 well proportioned bedrooms (master with luxury en-suite), including a practical 4th that would make an ideal home office, nursery or study. It benefits from a lovely family bathroom plus separate ground floor WC. The focal point of the home is the beautifully modern kitchen with its central island, separate utility area and double glazed patio doors to the rear garden whilst, to the front of the property, is a stylish and welcoming lounge with attractive bay window looking out onto the cul de sac and common green area.

Externally there are gardens in lawns to both front and rear with a tarmac driveway and wooden garage/workshop plus a brick paved patio, raised deck area and countryside aspect to the rear. As you'd expect with a modern home, it benefits from thermally efficient double glazed windows and doors, uPVC fascia and Phoenix gas central heating. It is located just on the edge of Newtownards town and within easy reach of Bangor and beyond.

Internal viewing is highly recommended.

**Offers Over £289,950**

# 26 Wyndell Park , Newtownards, BT23 7UX



- Stunning detached home
- 4 bedroom, master with en-suite
- Lounge with feature bay window.
- Luxury kitchen/diner with central island & patio doors to rear garden
- Utility area
- Luxury family bathroom - Ground floor WC
- Wooden Garage/workshop with tarmac Drive
- Gardens to front & rear in lawn with brick paved patio
- uPVC double glazing & fascia - Phoenix gas central heating
- Pleasant green to front & Countyside views to rear

## Entrance

### Entrance Hall

65'7"3"3" x 9'10"13'1" (20'1 x 3'4)

### Lounge

14'3 x 16'7 (4.34m x 5.05m)

### Kitchen/Diner

18x 12'5 (5.49mx 3.78m)

### Utility

7'5 x 4'3 (2.26m x 1.30m)

### WC

6'9 x 3'10 (2.06m x 1.17m)

### Landing

13'10x6'8 (4.22mx2.03m)

## Bathroom

7 x 5'10 (2.13m x 1.78m)

### Bedroom 1

12'5 x 10'8 (3.78m x 3.25m)

### En-suite

7 x 6'2 (2.13m x 1.88m)

### Bedroom 2

13'2 x 8'10 (4.01m x 2.69m)

### Bedroom 3

12'2 x 8'10 (3.71m x 2.69m)

### Bedroom 4

8 x 7'10 (2.44m x 2.39m)

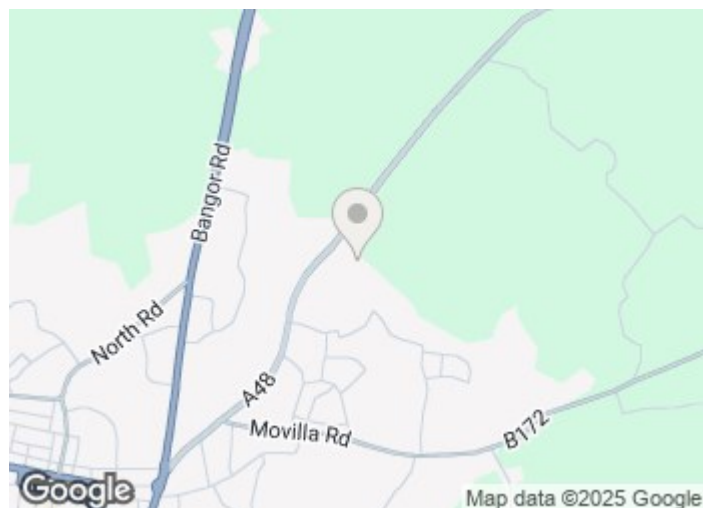
### Wooden garage/workshop

15'9x9'9 (4.80mx2.97m)

## Outside

## Tenure

## Property Misdcriptions



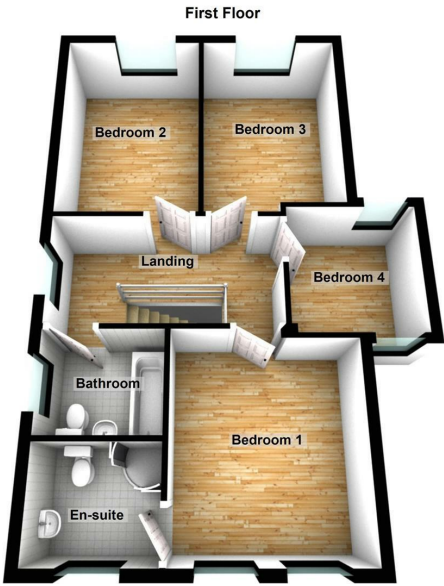
## Directions

Travelling out of Newtownards along Donaghadee Road and past the Eurospar turn right into Wyndell Park. Follow the road all the way around to the left to the green and number 26 is straight 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
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		