



25 Lansdowne Avenue , Newtownards, BT23 4GJ

If you're in the market for a "walk in ready" semi detached home with some really high end touches then look no further than 25 Lansdowne Avenue.

The property offers 3 well proportioned first floor bedrooms, including a master with ensuite shower room, and a bathroom, with luxury "Whirl pool" bath. The ground floor offers a lounge, with a multi fuel stove and lovely views towards Scrabo Hill, but the real surprises start when you move to the rear of the property where you'll discover the luxury, recently fitted kitchen/diner with its stunning range of kitchen units and appliances and the rear conservatory, which benefits from air conditioning to heat in the winter and cool in the summer - perfect! Main heating is Phoenix gas (installed just 1 year ago) and the property has modern uPVC double glazing.

Externally the property benefits from a well proportioned site with prefabricated garage & workshop plus extensive tarmac parking space whilst, to the rear, is a beautifully presented garden in lawn with brick paved patio & sun terrace.

All in all this is a beautiful and practical home and must be viewed internally to be fully appreciated so contact us today to secure a personal viewing.

Offers Around £225,000

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- Modern semi detached home
- Newly fitted luxury kitchen with dining area
- Detached prefabricated garage and workshop
- UPVC double glazing - Phoenix gas central heating
- 3 well proportioned bedrooms - Master en-suite
- Conservatory with hot and cold air conditioning
- Gardens front and rear in lawn
- Lounge with feature wood burning stove
- Bathroom with "Whirlpool" bath
- Generous tarmac driveway

Entrance

Entrance Hall

12'4 x 6'5 (3.76m x 1.96m)

Lounge

16'4 x 12 (4.98m x 3.66m)

Kitchen/diner

21'7 x 13'3 (6.58m x 4.04m)

Conservatory

14'11 x 10'5

Landing

7'9 x 5 (2.36m x 1.52m)

Bathroom

7'6x7'3 (2.29mx2.21m)

Bedroom 1

14'2 x 12

En-suite

6'5 x 5'7 (1.96m x 1.70m)

Bedroom 2

11'7 x 9'8 (3.53m x 2.95m)

Bedroom 3

9'9 x9'9 (2.97m x2.97m)

Garage

23 x 13 (7.01m x 3.96m)

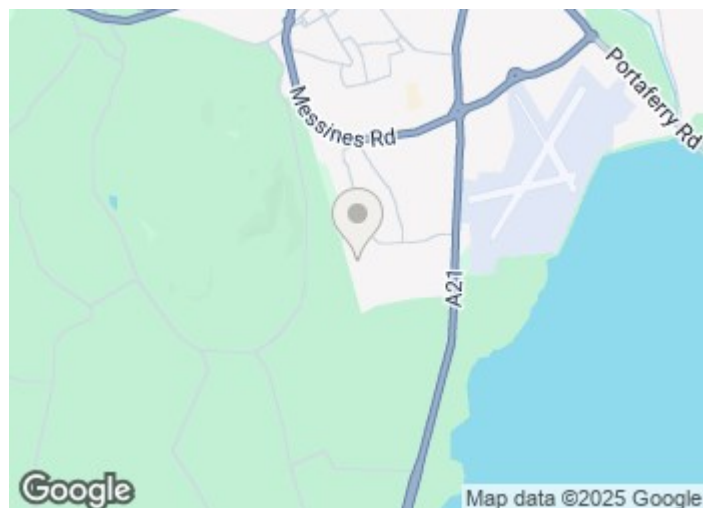
Workshop

23 x 7 (7.01m x 2.13m)

Outside

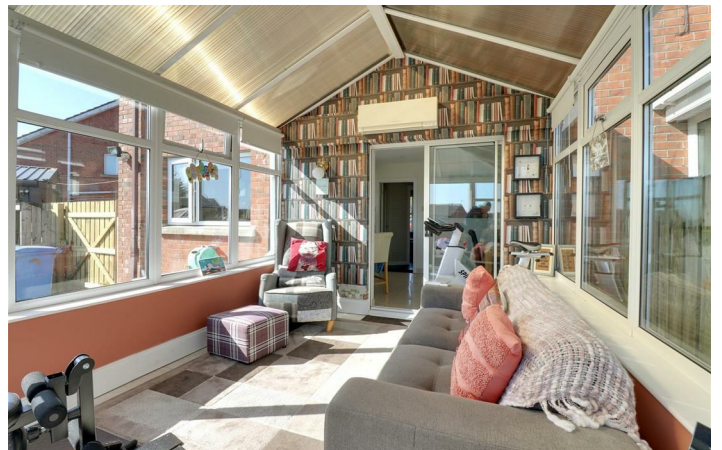
Tenure

Property Description



Directions

Travelling out of Newtownards towards Comber turn right into Lansdowne Road. Turn right at the end and continue onto Lansdowne Avenue. Number 25 is located in the second cut de sac 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		