



## 17 Heron Park , Newtownards, BT23 8WJ

"Immaculately presented inside and out, this charming semi detached home would make an excellent retirement purchase but would be equally suitable for a wide range of potential buyers."

Located in a quiet cul de sac, the property offers 3 bedrooms, master with built in bedroom furniture, a spacious lounge, with feature fireplace, a pleasant kitchen, with casual dining area and range of appliances, and a lovely modern shower room.

Outside is something else with beautiful lawn and planted beds to the front, generous brick paved driveway and a fully enclosed rear, paved garden with extensive decking offering a spacious, low maintenance garden where you can relax and enjoy the sun (when it shines!).

The property benefits from uPVC double glazing & fascia and oil fired central heating (via a new Grant condensing boiler (approx. 1 year old). Local shops and schools are within easy reach.

This home is walk in ready and has no onward chain so book your personal viewing today to avoid disappointment.

**Offers Around £175,000**

# 17 Heron Park

, Newtownards, BT23 8WJ



- Charming semi detached bungalow
- Lounge with feature fireplace
- uPVC double glazing and fascia - Oil fired central heating
- Ideal family or retirement purchase
- Neatly presented throughout
- Kitchen
- Brick paved driveway
- 3 bedrooms
- Bathroom
- Garden to front in lawn and enclosed patio garden to rear

## Entrance

## Entrance hall

## Lounge

18'8x13'8 (5.69mx4.17m)

## Kitchen/diner

11'2x10 (3.40mx3.05m)

## Bathroom

6'7x6'5 (2.01mx1.96m)

## Bedroom 1

12'1x9'6 (3.68mx2.90m)

## Bedroom 2

10x9 (3.05mx2.74m)

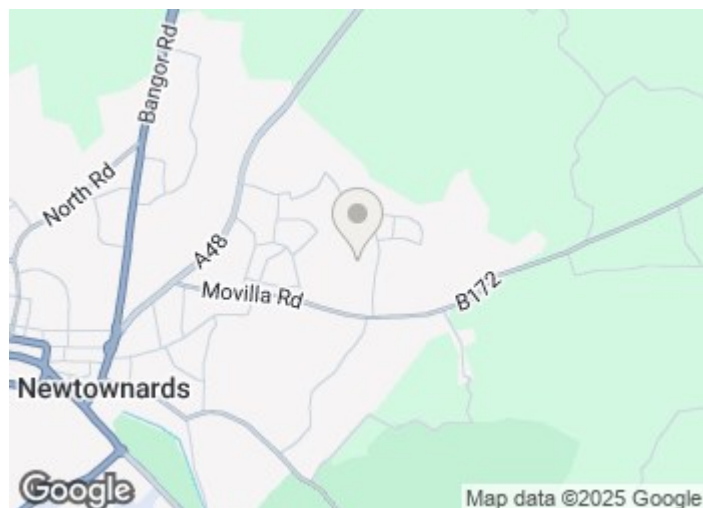
## Bedroom 3

9'7x6'3 (2.92mx1.91m)

## Outside

## Tenure

## Property misdescriptions

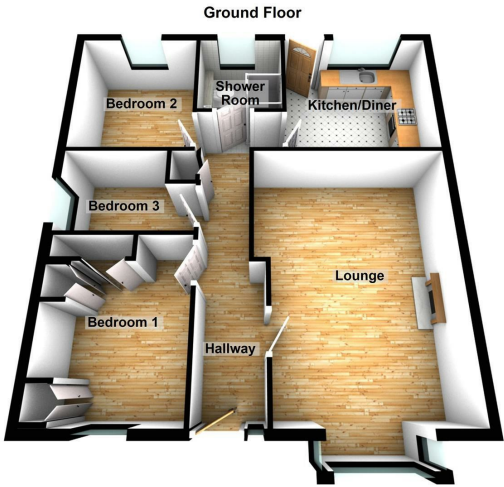


## Directions

Travelling out of Newtownards along Movilla Road and past Abbey Primary School, turn left into Stratheden Heights. Take the 4th left into Heron Park and number 17 is located on the right.



Floor Plan





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| 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                            |         | EU Directive 2002/91/EC | Northern Ireland  |         | EU Directive 2002/91/EC |