

## 40 Ringhaddy Drive , Newtownards, BT23 8XB

Located in a quiet cul de sac, popular with first time buyers and young families, this semi detached home would make an excellent first time buy but would equally appeal to a wide variety of buyers.

The property offers 3 bedrooms and a recently modernised shower room whilst the ground floor boasts an open plan lounge with dining area and a separate kitchen. Externally there is an attached garage, with a separate utility room to the rear, and gardens in lawn to both front & rear with paved patio, timber deck and off street parking.

The property benefits from uPVC double glazing and fascia and Phoenix gas central heating.

Early viewing is recommended to avoid disappointment. Please ensure that you have your finances in place prior to placing any bids. If you need assistance with mortgage advice please contact our sister company NIMortgages.com on 02891 828100.

**Offers Around £165,000**

# 40 Ringhaddy Drive

, Newtownards, BT23 8XB



- Semi detached home - Ideal first time buy
- Kitchen
- Utility room
- Gardens to front & rear in lawn with timber decking.
- 3 bedrooms
- Recently modernised shower room
- uPVC double glazing & fascia
- Lounge open plan to dining room
- Attached garage
- Phoenix gas central heating

## Entrance

### Entrance hall

14'5x5'10 (4.39mx1.78m)

### Lounge

13'11x11'4 (4.24mx3.45m)

### Dining room

9'10x8'9 (3.00mx2.67m)

### Kitchen

9'5x8'5 (2.87mx2.57m)

### Landing

### Shower room

6'2x6'2 (1.88mx1.88m)

## Bedroom 1

11'8x11 (3.56mx3.35m)

## Bedroom 2

11x9'7 (3.35mx2.92m)

## Bedroom 3

8'6x7'7 (2.59mx2.31m)

## Garage

24'3x8'3 (7.39mx2.51m)

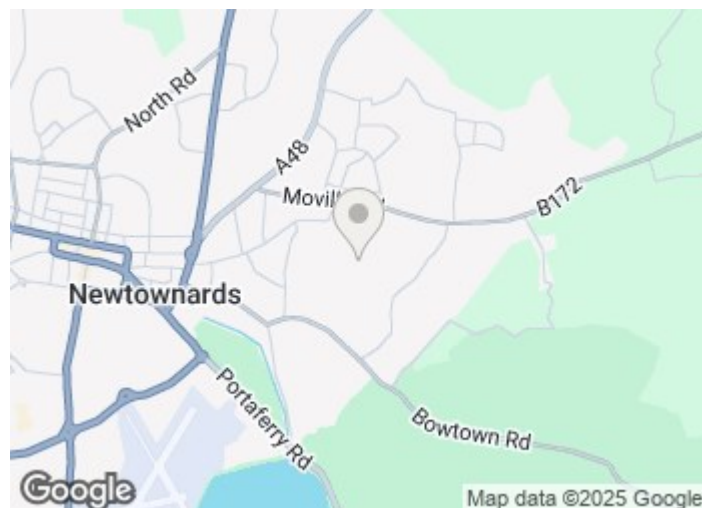
## Utility room

8'3x6'8 (2.51mx2.03m)

## Outside

## Tenure

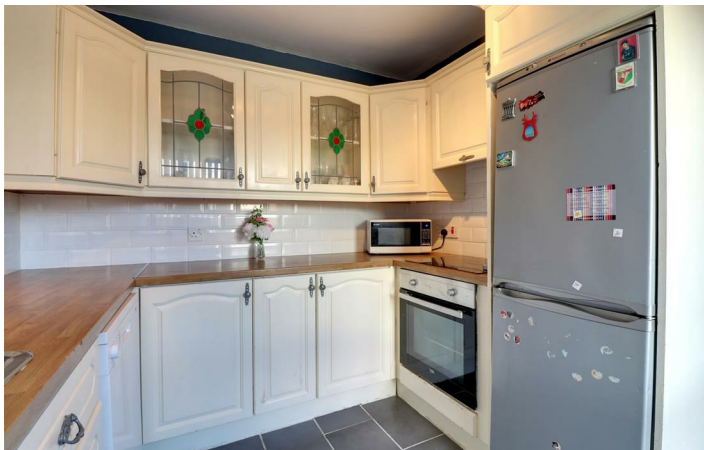
## Property misdescriptions



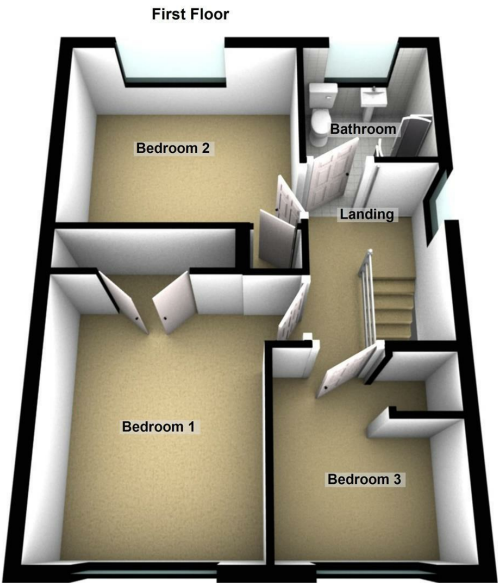
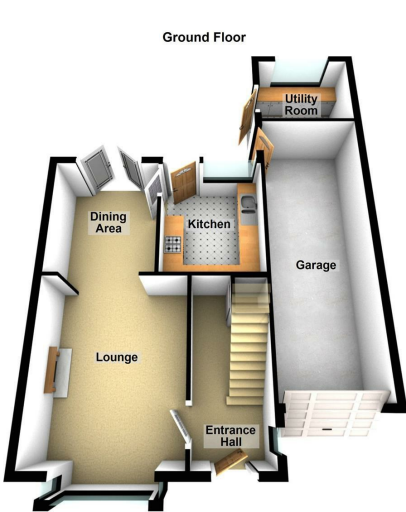
## Directions

Travelling out of Newtownards along Upper Greenwell Street and on to Bowtown Road turn left into East Mount. Take the 6th left into Ringhaddy Drive and proceed to the end of the cul de sac where number 40 is located on the left.





Floor Plan



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