



## 12 Crawfordsburn Road

, Newtownards, BT23 4EA

£94,950

Nestled on the charming Crawfordsburn Road in Newtownards, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for an investment property.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The large kitchen area is a standout feature, providing ample space for culinary creations and family gatherings. Its design ensures that it is both functional and stylish, making it the heart of the home.

The property also benefits from a large attic conversion, which adds valuable extra space that can be utilised in various ways, whether as a home office, playroom, or additional storage. The versatility of this area enhances the overall appeal of the home.

For your comfort, the house is equipped with oil-fired central heating, ensuring a cosy environment throughout the colder months. The bathroom is conveniently located, serving the needs of the household with ease.

Situated in a desirable location, this property offers a blend of tranquillity and accessibility, with local amenities and transport links within easy reach. Whether you are looking to invest in your first home or seeking a charming residence in Newtownards, this two-bedroom house on Crawfordsburn Road is certainly worth considering.

### Viewing

Please contact our Cairns and Downing Office on 02896 223 011 if you wish to arrange a viewing appointment for this property or require further information.

- Delightful 2 bedroom End Terrace Property
- uPVC Double Glazing
- Oil Fired central heating
- 2 Large Double bedrooms
- Large Attic conversion
- Small garden to the front
- Small yard to the rear

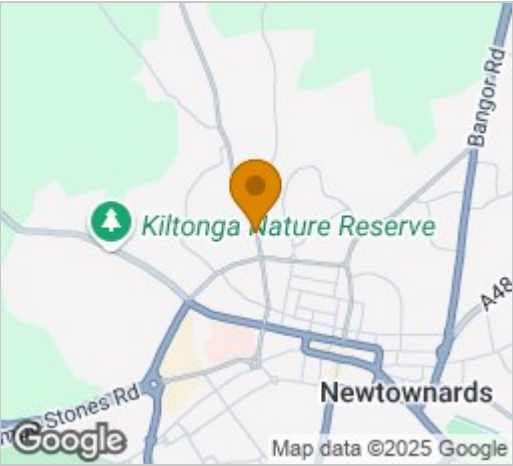




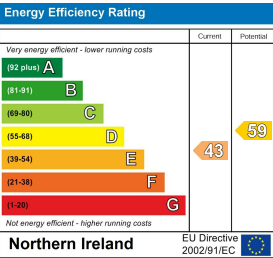
Floor Plan



Area Map



Energy Efficiency Graph



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.