



23 Lansdowne Gardens  
 Newtownards, BT23 4QW

Offers in the region of  
 £165,000



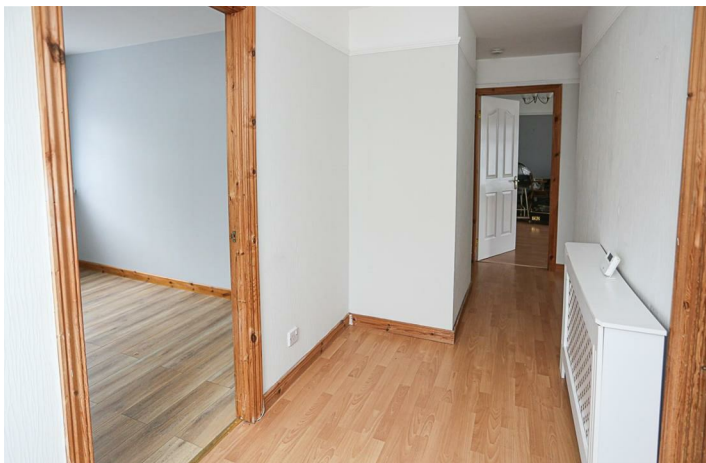
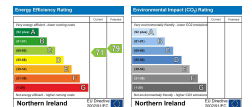
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# 23 Lansdowne Gardens

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Located just off the Comber Road in the sought-after residential area of Lansdowne Gardens, this semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home.

The property comprises of three well proportioned bedrooms, spacious lounge and generous dining kitchen equipped with an excellent range of fitted units. The bathroom is fitted with a modern bathroom suite.

This bungalow benefits from gas heating and double glazing, There is an enclosed garden to the rear of the property and a driveway with ample car parking, leading to a detached garage.

With no onward chain this property will suit a wide range of purchaser and prompt viewing is advised.

## Entrance Hall

Upvc entrance door, laminate wooden flooring. Storage cupboard x 2 plus hot press housing gas boiler.

## Bedroom One 6'1" x 8'2" (1.87 x 2.50)

Laminate wooden flooring.

## Bedroom Two 11'1" x 9'1" (3.39 x 2.79)

Laminate wooden flooring.

## Bedroom Three 9'3" x 7'1" (2.84 x 2.17)

Laminate wooden flooring.

## Lounge 17'1" x 12'8" (5.22 x 3.87)

Feature brick surround fireplace, laminate wooden flooring.

## Dining Kitchen 12'4" x 12'9" (3.78 x 3.89)

High and low level units, one and half bowl stainless steel sink unit with mixer tap, four ring gas hob, stainless steel extractor hood, integrated oven, plumbed for washing machine, plumbing for dishwasher, space for fridge freezer, tiled floor, upvc door to garden.

## Bathroom 8'2" x 5'11" (2.50 x 1.82)

Comprising large shower cubicle, wash hand basin with mixer tap, low flush WC.

## External

Enclosed garden to rear in lawn with decking and decorative pebbles, Garden to front, tarmac driveway leading to detached garage.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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