

Tim Martin
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**16 Moray Crescent
Newtownards
BT23 4LG**

**Rent
£895 Per Month**

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SUMMARY

A beautifully presented semi detached property situated within walking distance to Newtownards shopping centre, Castlebawn retail park, Regent House Grammar school, and the bustling town centre.

The property, fitted with oil fired central heating and uPVC double glazing, has been newly decorated with new carpets fitted and is available immediately on an unfurnished basis. The accommodation is bright and spacious throughout comprising of a lounge, modern fitted kitchen with dining area, three excellent sized bedrooms and a bathroom with modern white suite. Outside, the spacious driveway provides ample off street parking and leads to the attached garage. Fully enclosed and spacious rear gardens with patio area provide the perfect entertaining space with views over Scrabo Tower.

For those wishing to commute, Bangor, Holywood and Belfast are all easily accessible by both car and public transport.

RENT: £895.00 per month

DEPOSIT: £895.00

SORRY, NO PETS

- Beautifully Presented Semi Detached Property
- Spacious Lounge
- Modern Fitted Kitchen With Dining Area
- Three Excellent Sized Bedrooms
- Oil Fired Central Heating And uPVC Double Glazing
- Driveway Leading To Attached Garage
- Fully Enclosed Rear Gardens With Patio Area
- Situated Close To Ards Shopping Centre, Regent House Grammar School And Town Centre

Entrance Hall:

Glazed upvc front door; tiled floor; telephone connection point;

Lounge:

14'1" x 10'11" (4.29m x 3.33m)

Hole in the wall fireplace; tiled hearth; tv aerial connection point;

Kitchen / Dining Area:

17'3" x 9'8" (5.26m x 2.95m)

Good range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mono mixer tap; integrated Beko electric under oven with Beko four ring ceramic hob; concealed extractor fan over; space and plumbing for washing machine; wood laminate worktops with matching upstands; tiled floor; glazed upvc door to rear; under stair storage cupboard; recessed spotlights;

First Floor / Landing:

Access to roofspace;

Bedroom (1):

9'3" x 8'0" (2.82m x 2.44m)

Hotpress with insulated copper cylinder;

Bedroom (2):

14'0" x 8'11" (4.27m x 2.72m)

Bedroom (3):

10'10" x 9'11" (3.30m x 3.02m)

Bathroom:

6'1" x 5'5" (1.85m x 1.65m)

Modern white suite comprising curved panel bath with mixer tap; Mira electric shower unit with wall mounted telephone shower attachment; semi-pedestal wash hand basin; dual flush wc; tiled walls; recessed spotlights; extractor fan;

Outside:

Spacious driveway leading to:

Attached Garage:

21'10" x 10'1" (6.65m x 3.07m)

Up and over door; oil fired boiler; glazed door to rear; power points;

Gardens:

Front garden laid out in lawn; fully enclosed rear gardens laid out in lawn; paved patio areas; water tap; pvc oil storage tank;

EPC:

D59 Current

C71 Potential





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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