# Tim Martin co.uk



16 Moray Crescent Newtownards BT23 4LG

Rent £895 Per Month

www.timmartin.co.uk Telephone 028 91 878956

# **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 Potentia













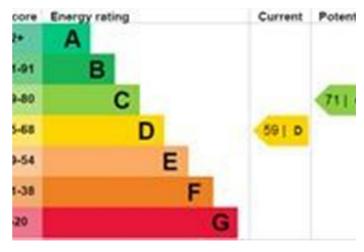




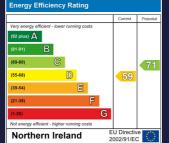












Comber 27 Castle Street, Comber, BT23 5DY T 028 91 8789596

Saintfield 1B Main Street, Saintfield, BT24 7AA T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.