

Tim Martin
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123 Main Street
Greyabbey
BT22 2NF

Offers Around
£119,950

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SUMMARY

A quality modern townhouse ideally situated within an easy walk to the shops, public transport and open countryside. The property offers spacious well appointed accommodation on two floors including lounge, integrated kitchen, three bedrooms, Jack and Jill ensuite shower room and principal bathroom.

The property is fitted with oil fired heating and double glazing in upvc frames.

Realistically priced, the property enjoys low outgoings and is ideal for a first time buyer and investors alike.

Greyabbey is a small village outside Newtownards, with a few coffee shops, walks and close to Mount Stewart.

FEATURES

- Modern Townhouse
- Three Bedrooms
- Jack and Jill Ensuite Shower Room
- Oil Fired Heating
- Private Garden With Raised Terrace
- Easy Walk To The Shops, Public Transport
- Ideal For First Time Buyer or Investor
- Easy Commute to Newtownards

Reception Hall**8'3 x 5'11 (2.51m x 1.80m)**

Ceramic flagged floor.

Lounge**16'9 x 11'5 (5.11m x 3.48m)**

Modern arched cast iron fireplace with tiled hearth and carved stone surround; tv aerial connection ; telephone jack point.

Kitchen**11'5 x 8'8 (3.48m x 2.64m)**

Single drainer stainless steel sink unit with chrome mono mixer tap, good range of light oak eye and floor level cupboards and drawers; formica worktops; integrated electric under oven and 'Lamona' 4 ring ceramic hob with stainless steel extractor unit over; 'Indesit' washing machine and 'Candy' dishwasher; 12 volt spotlighting; part tiled walls; ceramic flagged floor; integrated fridge/freezer; sliding patio door to raised timber decking.

Rear Hall

Ceramic flagged floor.

Cloak Room**6'8 x 2'10 (2.03m x 0.86m)**

White suite comprising close coupled wc; wash hand basin with tiled splash back; ceramic flagged floor; extractor fan.

First Floor**Landing**

Hotpress with insulated copper cylinder and immersion heater.

Bedroom 1**9'11 x 5'11 (3.02m x 1.80m)**

Telephone jack point.

Bedroom 2**10'0 x 8'5 (3.05m x 2.57m)**

Telephone jack point.

Ensuite Shower Room**8'5 x 4'7 (maximum measurements) (2.57m x 1.40m (maximum measurements))**

White suite comprising shower cubicle with mermaid clad walls and thermostatic controlled shower; glass shower door; pedestal wash hand basin with chrome mono mixer tap; illuminated mirror over; close coupled wc; part tiled walls; ceramic flagged floor; extractor fan; led spot lights.

Bedroom 3**10'8 x 8'6 (3.25m x 2.59m)**

Velux window; tv aerial jack point; door to shower room.

Principal Bathroom

White suite comprising panelled bath with chrome mixer taps; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; part tiled walls; ceramic tiled floor; velux window; 12 volt lights; extractor fan.

Outside

Enclosed brick pavia area to front.

Raised timber decking to rear with steps leading to lower decorative gravel garden.

Decorative gravel garden enclosed with vertical board fencing.

Gate to rear path.

Warmflow oil fired boiler.

PVC bunded oil storage tank.

Covered storage area.

Capital / Rateable Value

£82,500. Rates Payable = £718.74 per annum (approx)

Tenure

Freehold

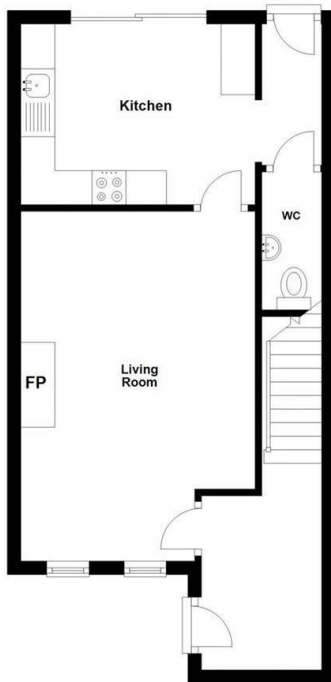






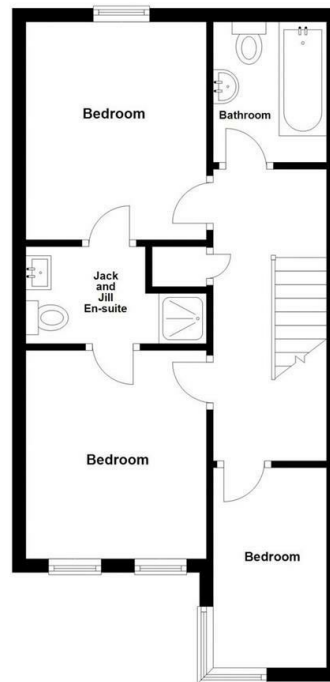
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



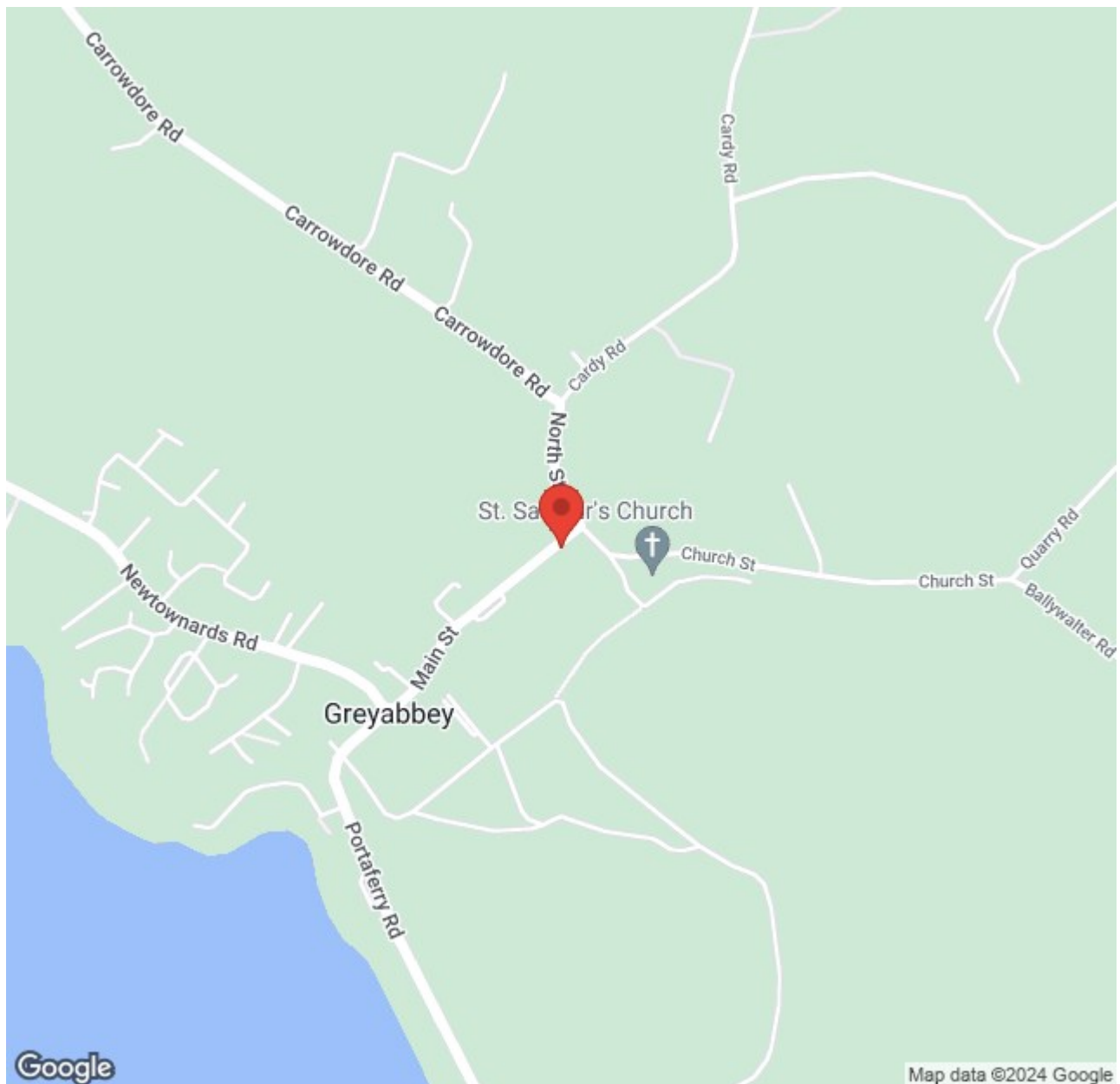
First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 75.4 sq. metres (811.9 sq. feet)

Photography and Floor plans by houseflyni.co.uk #flyonthewallpropertymarketing
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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