

Tim Martin
— .co.uk



**2 Castle Meadows Park
Carrowdore
BT22 2TU**

**Offers Around
£155,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A beautifully presented and spacious semi detached house, situated in this popular residential area and within walking distance of Carrowdore village.

The property, fitted with oil fired central heating and uPVC double glazing, is ideal for a first time buyer, young couple or families and enjoys well appointed accommodation throughout. The ground floor comprises of a bright and spacious lounge with open fire and a modern fitted kitchen and dining area, with sliding patio doors leading out to the enclosed rear gardens. Upstairs, there are three well proportioned bedrooms and a shower room, fitted with a modern white suite.

Outside, a spacious driveway provides excellent off street parking for up to 3 cars. Easily maintained gardens are located to the front and rear which are laid out in lawn with a paved patio area, boasting excellent outdoor space for all to enjoy.

The property enjoys an enviable location within walking distance of the local Eurospar, Post office, coffee shop, Carrowdore Primary School and Strangford Integrated College. An excellent public transport network allows for a convenient commute into Newtownards, Bangor and Belfast.

FEATURES

- Beautifully Presented Semi Detached House Perfect for the First Time Buyer, Young Couple or Family
- Bright and Spacious Lounge with Open Fire
- Modern Fitted Kitchen with Dining Area and Walk In Larder
- Three Excellent Sized Bedrooms
- Shower Room Fitted with a Modern White Suite
- Oil Fired Central Heating and Upvc Double Glazing
- Spacious Driveway Providing Excellent Off Street Parking for up to 3 Cars
- Enclosed and Easily Maintained Rear Gardens Laid out in Lawn with Paved Patio Area
- Within Walking Distance of Eurospar, Post Office, Public Transport, Carrowdore Primary School and Strangford Integrated College
- Convenient Commute into Newtownards, Bangor and Belfast

Entrance Hall

Glazed uPvc entrance door; wood laminate floor; telephone connection point.

Lounge

19'5 x 11'4 (5.92m x 3.45m)

Beautiful embossed cast iron fireplace with open fire; granite hearth; wood fire surround; cornice ceiling; wood strip floor.

Kitchen & Dining Area

19'5 x 9'0 (5.92m x 2.74m)

Excellent range of modern high and low level cupboards and drawers with matching glazed display cupboards incorporating leisure 1½ tub stainless steel sink unit with mixer tap; integrated Belling electric under oven with Indesit 4 ring ceramic hob; concealed extractor unit over; formica worktops; tiled splashback; space and plumbing for washing machine; tiled floor; glazed Upvc siding patio door.

Cloakroom / Larder Cupboard

9'5 x 3'0 (2.87m x 0.91m)

Space for fridge / freezer; tiled floor.

First Floor / Landing

Access to roofspace (via slingsby type ladder); built-in storage cupboard; hotpress with insulated copper cylinder.

Bedroom 1

11'5 x 10'4 (3.48m x 3.15m)

Bedroom 2

9'9 x 8'9 (2.97m x 2.67m)

(maximum measurements)

Bedroom 3

11'2 x 9'0 (3.40m x 2.74m)

Shower Room

7'9 x 5'7 (2.36m x 1.70m)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment and drench shower head over; fitted sliding shower doors; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; Pvc wall cladding; wood laminate floor; Pvc tongue and groove ceiling with recessed spotlights; towel radiator.

Outside

Spacious driveway providing excellent off street parking.

Gardens

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn; paved patio area; outside lights and water tap; enclosed oil fired boiler; Pvc oil storage tank.

Capital Rateable Value

£95,000. Rates Payable = £906.11 per annum (approx)

Tenure

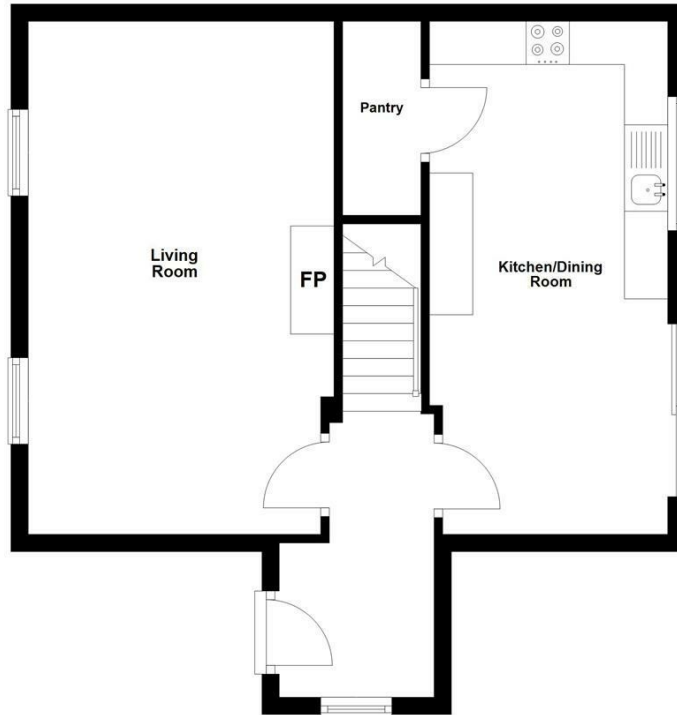
Leasehold

Ground Rent

£50 per annum

Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



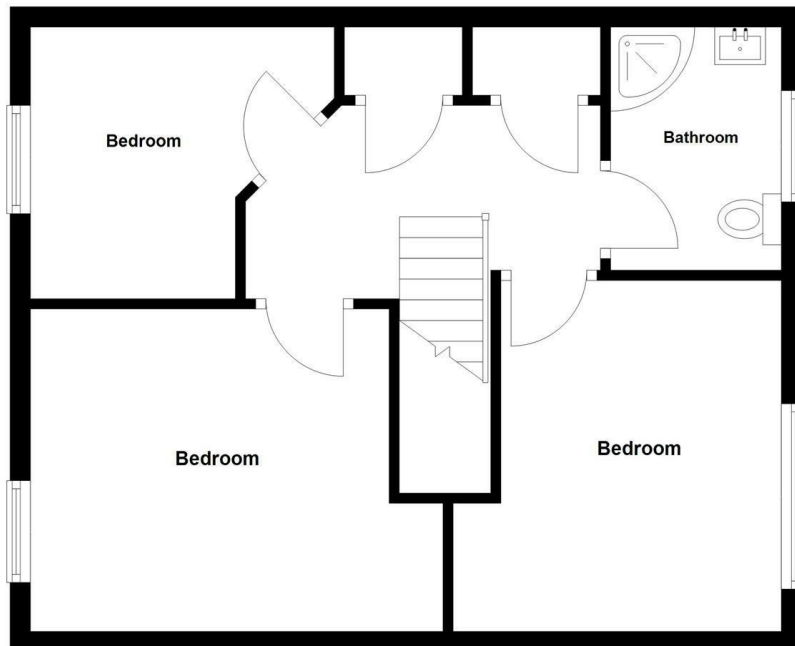
Total area: approx. 97.3 sq. metres (1047.8 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

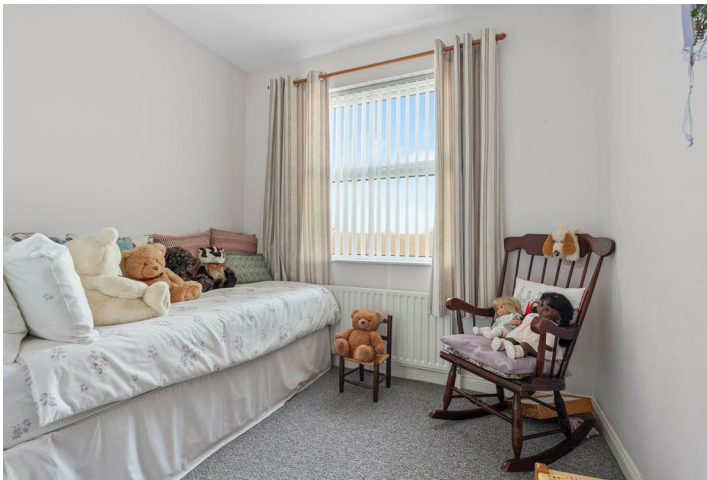
2 Castle Meadows Park, Carrowdore

First Floor

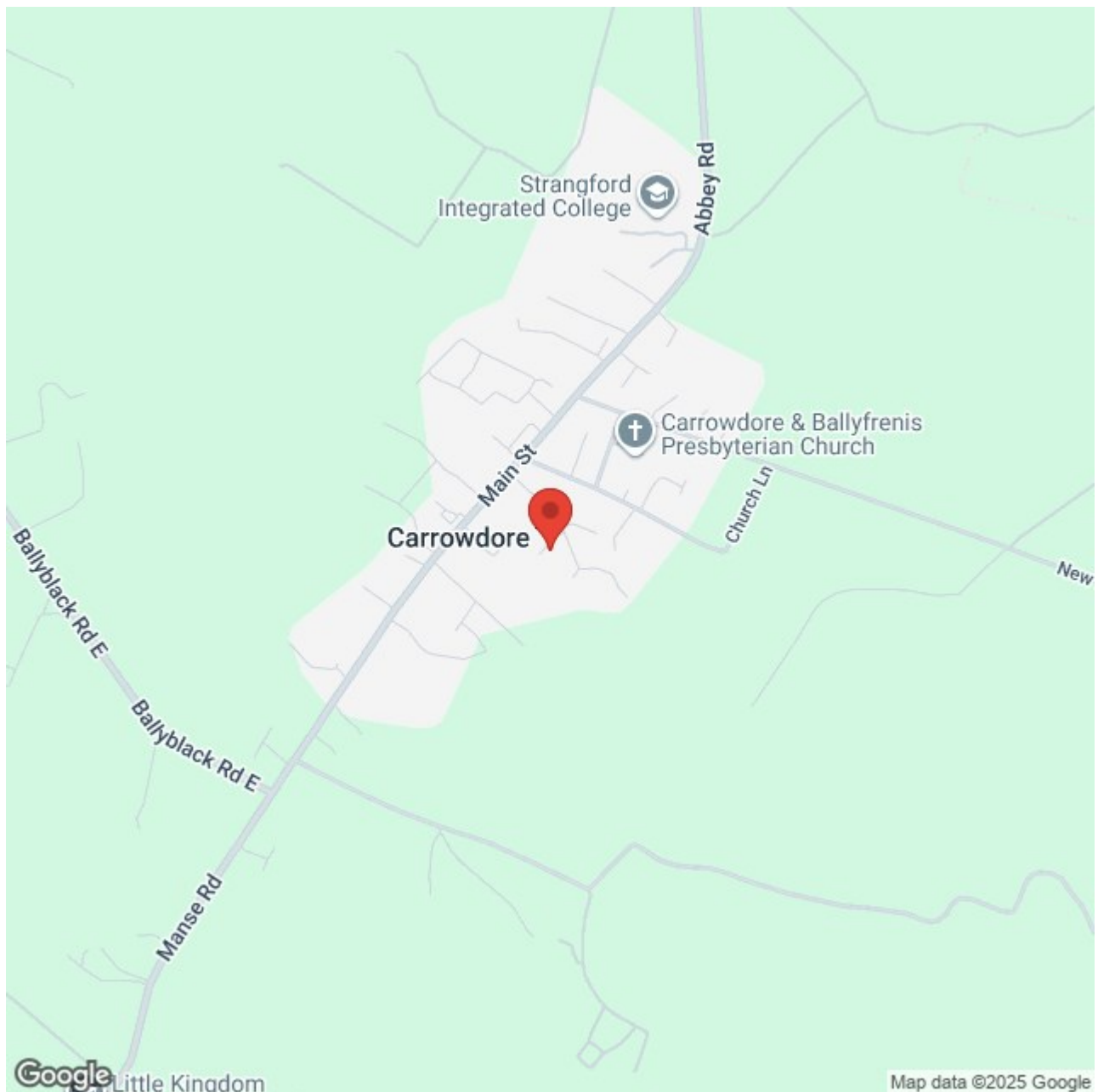
Approx. 43.9 sq. metres (472.5 sq. feet)











RICS



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

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.