

**Tim Martin**  
.co.uk



**82 Blenheim Drive  
Newtownards  
BT23 4RB**

**Offers Around  
£155,000**

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## SUMMARY

A beautifully presented end terrace house, enjoying a spacious corner site with fantastic views of Scrabo Tower.

The property is ideal for the first time buyer, young couple or family boasting bright and spacious accommodation throughout whilst enjoying the benefits of gas fired central heating and uPVC double glazing. The ground floor enjoys a lounge with double doors leading out to the spacious decking area and a modern fitted kitchen with dining area. Upstairs, there are three excellent sized bedrooms and a bathroom, fitted with a modern white suite. Outside, the property enjoys excellent entertaining space with gardens laid out in lawn to the front and a spacious decking and paved patio area to the side and rear. Furthermore, the property enjoys a large store with roller shutter door and light and power.

The West Winds primary school, play park and local convenience store and shops are all within walking distance whilst, Castlebawn retail park and Ards Shopping centre are both within a short drive away. The Ards Peninsula, Dundonald and Belfast are all within a convenient commute by both car and public transport.

## FEATURES

- Beautifully Presented End Terrace House Occupying a Spacious Corner Site
- Three Excellent Sized Bedrooms
- Spacious Lounge with Double Doors Leading to the Decking Area
- Modern Fitted Kitchen with Dining Area
- Bathroom Fitted with a Modern White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Spacious Decking and Paved Patio Area to the Side and Rear Boasting Excellent Entertaining Space
- Large Store with Light and Power
- Within Walking Distance to Local Shops, Primary School and Public Transport and a Convenient Commute to Dundonald and Belfast
- Perfect for the First Time Buyer, Young Couple and Family

## **Entrance Hall**

Glazed uPVC entrance door; wood laminate floor.

## **Lounge**

**16'2 x 11'8 (4.93m x 3.56m)**

(maximum measurements)

Wood laminate floor; corniced ceiling; glazed PVC double doors to side gardens; tv aerial connection point.

## **Kitchen & Dining Area**

**19'6 x 9'3 (5.94m x 2.82m)**

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Hotpoint electric double over; AEG induction hob; stainless steel splashback; extractor hood over; space for fridge / freezer; space and plumbing for washing machine, Hotpoint dishwasher; wood laminate worktops with matching upstands; part tiled walls; wood laminate floor; PVC tongue and groove ceiling with recessed spotlights; glazed uPVC door to rear; under stairs storage cupboard.

## **First Floor / Landing**

Access to roofspace (via slingsby type ladder - partially floored); Ideal gas fired boiler; built-in airing cupboard.

## **Bedroom 1**

**9'5 x 7'5 (2.87m x 2.26m)**

## **Bedroom 2**

**10'7 x 9'10 (3.23m x 3.00m)**

Built-in wardrobes with matching cupboards & chest of drawers; built-in storage cupboard.

## **Bedroom 3**

**11'8 x 8'7 (3.56m x 2.62m)**

Built-in storage cupboard; corniced ceiling.

## **Bathroom**

**7'6 x 5'6 (2.29m x 1.68m)**

Modern white suite comprising curved panelled bath with pillar mixer tap; Mira Sport electric shower unit with wall mounted telephone shower attachment; fitted curved glass shower screen; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; towel radiator; tiled walls and floor; PVC tongue and groove ceiling with recessed spotlights.

## **Outside**

Front gardens laid out in lawn with decorative gravelled flowerbed.

Enclosed side and rear gardens with spacious paved patio and decking areas, superb views of Scrabo tower; access to rear; outside light and water tap.

## **Store**

**17'0 x 12'0 (5.18m x 3.66m)**

Roller shutter door; light and power points; side access.

## **Capital Rateable Value**

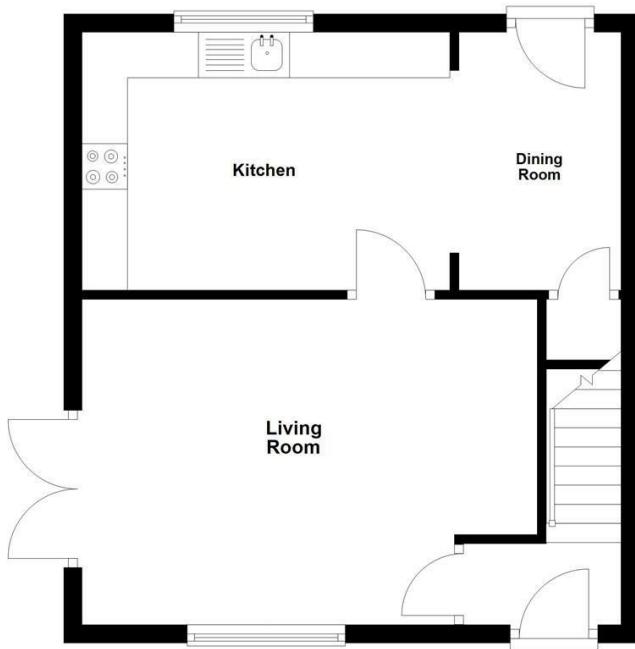
£60,000. Rates Payable = £572.28 per annum (approx)

## **Tenure**

Freehold

## Ground Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



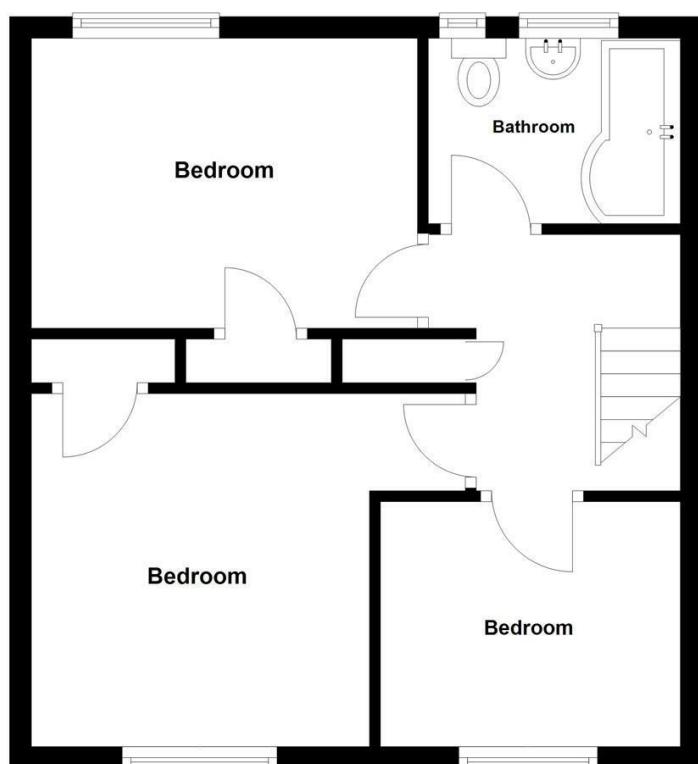
Total area: approx. 65.9 sq. metres (709.8 sq. feet)

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

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## First Floor

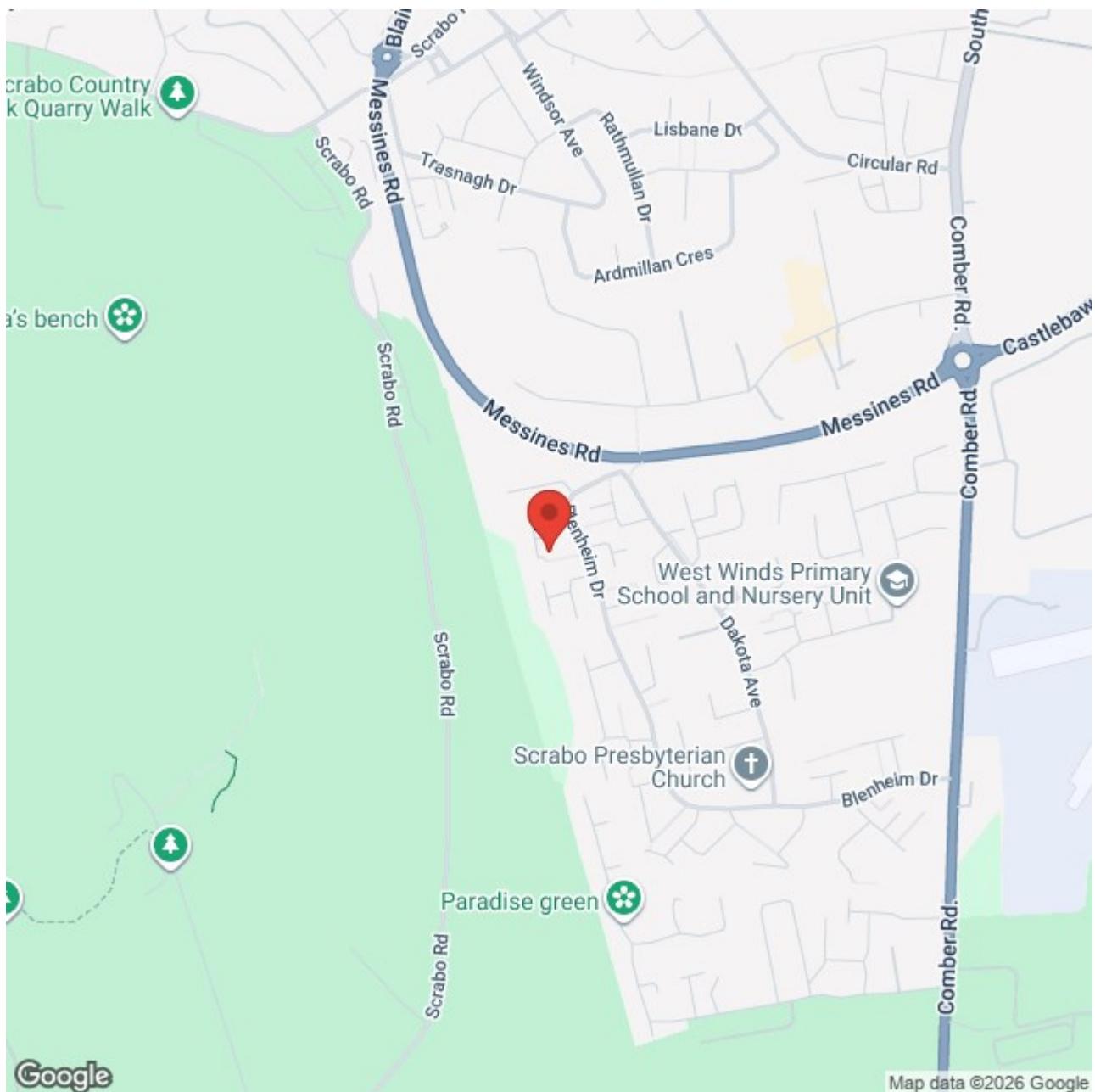
Approx. 29.1 sq. metres (313.6 sq. feet)











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		
	69	75

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