

ULSTER PROPERTY SALES

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NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 WYNDELL PARK,
NEWTOWNARDS, BT23 7UX**

OFFERS OVER £244,950

This well presented three bedroom home offers modern accommodation arranged over two floors, finished to a good standard throughout.

The entrance hallway features solid oak flooring, which continues into the lounge. The lounge includes a fireplace with limestone mantel and provides a comfortable reception space. The kitchen/dining room is fitted with a range of high and low level units with wood effect laminate work surfaces and matching upstand. The room is finished with part tiled walls and wood effect SPC flooring and offers ample dining space. A sunroom to the rear provides additional living space with tiled flooring and double doors opening to the garden. A ground floor WC is fitted with a modern white suite.

On the first floor there are three bedrooms. The principal bedroom benefits from a built-in wardrobe and ensuite shower room with vanity unit and rainfall shower. Bedroom two features solid oak flooring, while bedroom three offers flexibility for various uses. The family bathroom includes a panelled bath, separate shower cubicle, wash hand basin and low flush WC.

Externally, there is a tarmac driveway to the front with a feature stone area and mature planting. The enclosed rear garden includes a paved area and decking.

Early viewing is recommended to appreciate the accommodation and setting on offer.



Key Features

- Semi detached home offering well-presented accommodation arranged over two floors
- Spacious kitchen/dining room with high and low level units and ample dining space
- Ground floor guest toilet suite fitted with a contemporary white suite
- Two additional bedrooms and family bathroom with bath and separate shower
- Bright lounge with solid oak flooring and fireplace with limestone mantel
- Sunroom to the rear with tiled flooring and double doors leading to the rear garden
- Principal bedroom with built-in wardrobe and ensuite shower room
- Tarmac driveway to front, paved and decked areas to the rear garden



Accommodation

Comprises:

Entrance Hallway

Solid oak flooring.

Lounge

14'01 x 18'01

Fireplace with a limestone mantle and solid oak flooring.

Kitchen/ Dining Room

18'01 x 9'08

Excellent range of high and low level units with laminate wood effect work surfaces with matching upstand, inset 1 & 1/4 drainer stainless steel sink unit with mixer tap. Space for range cooker, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, part tiled walls, wood effect SPC flooring.

Sunroom

11'06 x 10'08

Tiled flooring, double doors through to rear garden.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, tiled flooring and space under the stairs.

First Floor

Landing

Bedroom 1

14'01 x 11'11

Built in wardrobe.

Ensuite Shower Room

Modern white suite comprising vanity sink unit with a mixer tap, shower cubicle with built in rainfall and handheld shower. PVC panelling on walls and ceiling, low flush wc, SPC flooring, extractor fan.

Bedroom 2

9'11 x 9'11

Solid oak flooring.

Bedroom 3

9'09 x 7'16

Bathroom

Modern white suite comprising shower cubicle with rainfall and handheld shower, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w.c, part tiled walls, extractor fan.

Outside

Front: tarmac driveway with parking, feature stone area with mature plants.

Rear: Enclosed rear garden with a paved area and decking.









