



**2 Bed
House - Terraced
located in**

LONGSTAND

12 Balfour Street
Newtownards
BT23 4EF



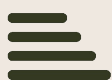
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Entrance Porch

3'8" x 3'3"

Tiled flooring, pay as you go electric meter.

Hallway

6'8" x 4'10" max

(1.47m x 0.92m) understair storage and tiled flooring.

Living/Dining Room

16'10" x 14'2"

Solid wood flooring, open fire with timber mantel and slate hearth, Virgin and BT connection points and french style double doors to garden.

Kitchen

9'10" x 8'5"

Tiled flooring, shaker style fitted kitchen with fridge, electric oven with four ring hob and washing machine. Cottage style split door leading to garden.

Garden

60ft south facing garden to enjoy the afternoon sun in peace and tranquility.

Laid in lawn with pavers, the garden further includes a shed, mature shrubbery and rear access.

First Floor - Landing

10'4" x 6'9" max

Carpeted flooring, attic access and (1.00m x 0.95m) cupboard housing Baxi combi gas boiler.

Bedroom 1

14'1" x 9'3" max

Double bedroom with carpeted flooring and attic access.

Bedroom 2

14'1" x 9'3"

Double bedroom with carpeted flooring.

Bathroom

10'0" x 7'10"

Tiled floor with part tiled walls and Velux window. Contemporary white three piece suite to include bath with shower fitting, WC and vanity unit with mixer tap. (1.31m x 0.51m) storage cupboard with shelving.

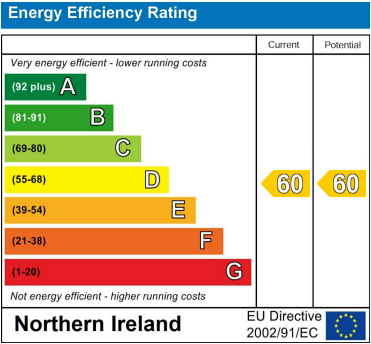
Guide price £129,950

Longstand Property presents to the market 12 Balfour Street, a cottage style, distinctive two bedroom property in Newtownards. Scrabo stone built, the property comprises an entrance hallway, spacious living/dining room with open fire and separate kitchen on the ground floor. Upstairs, there are two double bedrooms, one bathroom and a large storage cupboard. To the rear of the property, there is a 60ft south facing garden with shed and access at the back of the property. To the front there is ample on street parking and the property has gas-fired central heating.

[More about the location...](#)

Balfour Street provides ease of access to the market town of Newtownards with Conway Square within half a mile of the property and a host of amenities to include Wardens, Cafolla's, Haptik, local hospital and schools such as Regent House Grammar and Model Primary. Situated at the northern tip of Strangford Lough, an area of outstanding natural beauty, the scenery within a short drive is simply incredible ranging from Scrabo Tower to Mount Stewart and Island Hill.





DIRECTIONS

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