



2 STANVILLA ROAD

Newtownards BT23 8HE

Offers Around

£164,950



SEMI DETACHED | 3  | 1  | 1 

Located in this extremely popular residential area, here is an ideal opportunity to purchase a semi detached property with no onward chain.

KEY FEATURES

- Semi Detached Property with No Onward Chain
- Cul-de-Sac Position Within Popular Residential Area
- Open Plan Living Room with Casual Dining Area
- Superb Modern Fitted Kitchen
- Three Bedrooms, Two of Which Have Views to Scrabo Tower
- Shower Room with Three Piece Suite
- Front and Side Garden in Lawns
- Tarmac Driveway with Parking
- Detached Garage
- Fully Enclosed Easily Maintained Rear Garden in Paving with Excellent Degree of Privacy
- Phoenix Gas Heating
- uPVC Double Glazed Windows



ROOM DETAILS

ENTRANCE

Reception Hall

Living Room Open

Plan to Casual

Dining Area

23'9x11

Superb Modern

Fitted Kitchen

11'4x8'4

STAIRS TO FIRST

FLOOR

Landing

Bedroom One

8'5x12'5

Bedroom Two

11'10x7'9

Bedroom Three

11'10x7'2

Bathroom

OUTSIDE

Detached Garage

19x9'2



DIRECTIONS

Heading out of Newtownards, along the Donaghadee Road, turn right onto the Movilla Road. Take the fourth on the right into Old Movilla Road and Stanvilla Road is the first on the left hand side.



THE LOCAL AREA

Offering the peace and quiet of a semi-rural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency. Many attractive homes enjoy the appeal of unrivalled idyllic seaside or rolling countryside views.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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