



28 FOURTH AVENUE

Newtownards BT23 8AR

Offers Around

£244,950



SEMI DETACHED | 3  | 2  | 1 

Located in this extremely popular residential area here is an ideal opportunity to purchase a stylish recently constructed semi detached property which is well presented throughout leaving little left to do but move in and

KEY FEATURES

- Stylish Modern Semi Detached Home
- Good Sized Living Room with Patio Doors
- Superb Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Master Bedroom with En-Suite
- Bathroom with Three Piece Suite
- Additional Downstairs WC
- Hard Wired Ring Doorbell
- Phoenix Gas Heating
- High efficiency combination boiler
- Smart phone enabled heating system
- Zoned security alarm system
- uPVC Double Glazed Windows
- EV Charging point
- Solar Panels and Battery Pack
- Tarmac Driveway to Front with Parking
- Fully Enclosed Rear Garden in Lawns
- Paved Patio Barbecue Area
- Rear Garden with South Westerly Aspect



ROOM DETAILS

GROUND FLOOR Bedroom One

12'6 x 8'8

Reception Hall

Bedroom Two

Downstairs WC

12' x 8'8

Living Room

18'6 x 16

Bedroom Three

11'1 x 6'10

Modern Kitchen

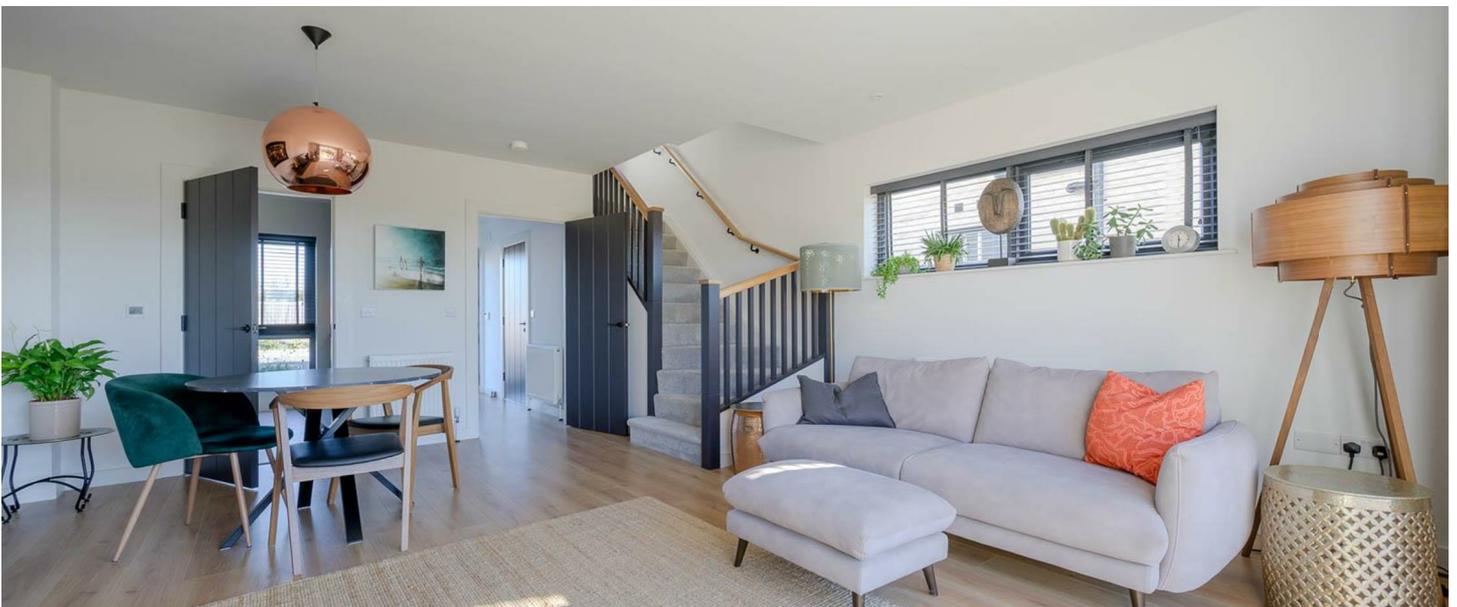
10'1 x 7'10

Family Bathroom

Outside

FIRST FLOOR

Landing



DIRECTIONS

From Donaghadee, head west towards Newtownards via Killaughey Road and continue on to Movilla Road. Turn Right on to Rivenwood Blvd and then left on to Fourth Ave.



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		94	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

