



174 MILL STREET

Newtownards BT23 4LN

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*Offers Around*

**£129,950**



END-TERRACE | 2  | 1  | 1 

Located right in the heart of the thriving town of Newtownards here is an ideal opportunity to purchase a fantastic end terrace property with excellent convenience to many amenities including schools, bus station, Ards Shopping Centre, the Duck Pond, Scrabo Tower and hospital as well as shops, cafes and restaurants. Well presented throughout there is little left to do but move in and enjoy.

## KEY FEATURES

- Fantastic End Terrace Property
- Central Location Right in the Heart of the Thriving Town of Newtownards
- Well Presented Throughout
- Living Room
- Superb Fitted Kitchen Open Plan to Dining Area
- Two Well Proportioned Bedrooms Shower Room with Three Piece Suite
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- In Close Proximity to Many Amenities
- Demand Anticipated to be High
- Easily Maintained Front Garden Area
- Fully Enclosed Rear Paved Garden with Southerly Aspect
- Early Viewing Essential



## ROOM DETAILS

### GROUND FLOOR FIRST FLOOR

*Entrance*

*Landing*

*Reception Hall*

*Bedroom One*

*Living Room*

12' x 10'11"

13'9" x 12'1"

*Bedroom Two*

10'7" x 8'4"

*Kitchen with Casual  
Dining Area*

17' x 8'4"

*Shower Room*

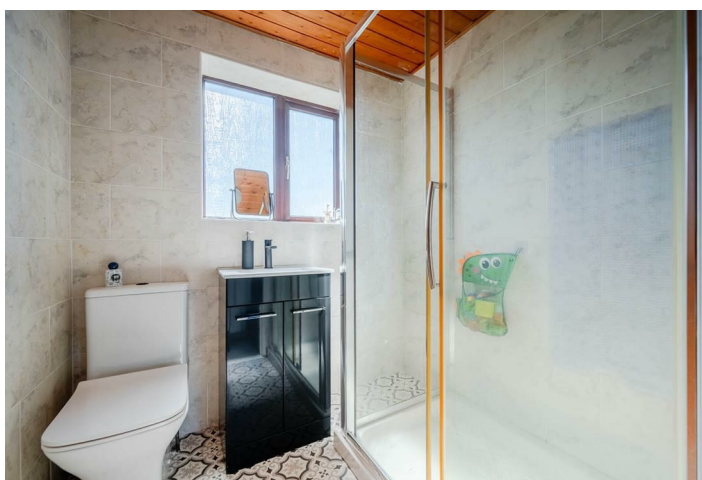
*OUTSIDE*

*Stairs to First Floor*



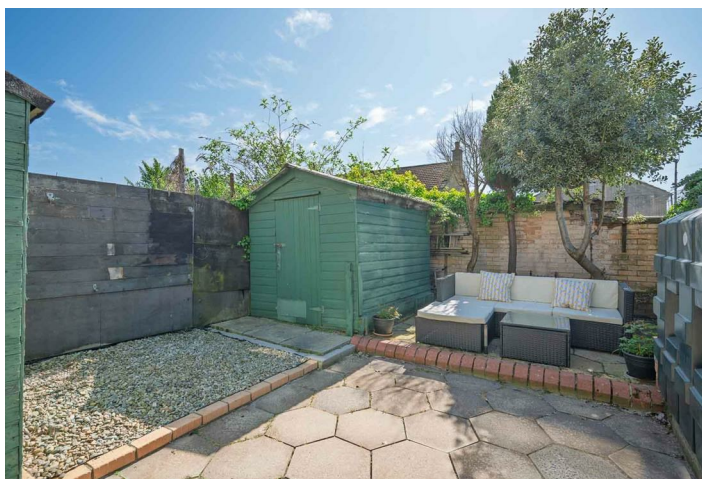
## DIRECTIONS

*From Conway Square continue along High Street, at the junction, keep to the left, this becomes Mill Street. At the roundabout, take the second exit, continue along Mill Street and the property is 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		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

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