



10 MEADOW AVENUE

NEWTOWNARDS BT23 5TG

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*Offers Around*

**£225,000**



## HOUSE - SEMI-DETACHED

| 4  | 2  | 1 

## KEY FEATURES

Attractive Four Bed Semi Detached Property in the Heart of Ballygowan  
Bright and Welcoming Entrance Hall  
Open Plan Family Lounge / Dining Room with Feature Open Fire

Fully Fitted Kitchen with Access to Rear Garden  
Four Well Proportioned Bedrooms, Principal with Modern Ensuite Bathroom  
Separate Family Shower Room  
Tarmac Driveway Providing Ample Off Street car Parking and Lawn to Front  
Fully Enclosed, Excellent Sized Rear Garden with Lawn and Paved Patio Area  
Integral Garage with Adjoining Utility Room with WC  
Oil Fired Central Heating  
Excellent Location with Good Road and Transport Links to Belfast and Surrounding Towns  
Close to Nursery, Primary and Secondary Schools  
Many Local Amenities Close by Including Shops, Cafes, Chemists, Post Office and Churches  
Strangford Lough is Only a Short Drive Away Offering Many Water Activities and Countryside Walks  
Well Renowned Local Bars / Restaurants  
Broadband Speed – Ultra Fast  
Early Viewing Highly Recommended!



## ROOM DETAILS

### GROUND FLOOR

#### Entrance Hall:

14'4" x 6'

#### Family Lounge

14'4" x 12'7"

#### Dining Room:

10'9" x 9'6"

#### Landing:

#### Kitchen:

10'9" x 9'1"

### FIRST FLOOR

#### Principal Bedroom:

16'4" x 11'8"

#### Ensuite:

9'9" x 11'11"

#### Bedroom Two:

10'9" x 11'9"

#### Bedroom Three:

11'5" x 8'9"

#### Bedroom Four / Office:

8'2" x 9'9"

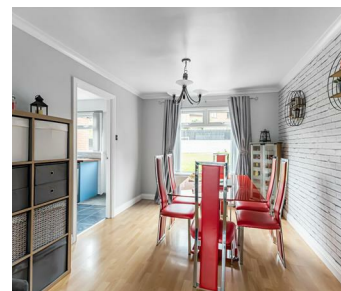
#### Family Shower Room:

5'7" x 6'9"

#### Garage / Utility room:

9'8" x 8'4"

### OUTSIDE



DIRECTIONS



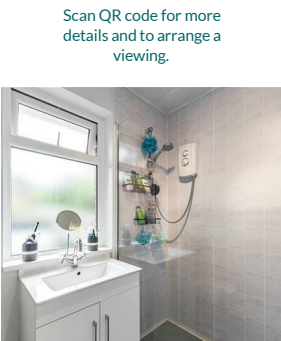
THE LOCAL AREA

Quaint Comber: The 'home of great taste' and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, taking in Stormont Estate, Scrabo Tower and more



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(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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