



28 BLACKROCK HOLLOW

Newtownards, BT23 4ZR

Offers Around

£285,000



DETACHED | 3  | 2  | 2 

This beautifully presented detached property is situated within Blackrock Hollow, located just off the Messines Road offering excellent convenience to Newtownards Town Centre boasting a varied range of local amenities, restaurants, leisure facilities and highly regarding local schools including Regent House Grammar School.

KEY FEATURES

- Beautifully Presented Detached Property
- Three Well Proportioned Bedrooms
- Large Principal Bedroom with En-Suite
- Spacious Lounge with Feature Cast Iron Stove
- Bespoke Fully Fitted Kitchen Open Plan to Dining/Sunroom
- Contemporary White Suite Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Detached Garage
- Front Garden Laid in Lawns with Ample Driveway
- Fully Enclosed Rear Garden



ROOM DETAILS

<i>Reception Hall</i>	<i>Principal Bedroom</i> 13'9" x 10'6"	<i>Detached Garage</i> 19'10" x 9'7"
<i>Downstairs WC</i>	<i>Ensuite Shower Room</i>	
<i>Family Lounge</i> 16'9" x 10'9"	<i>Bedroom Two</i> 9'9" x 9'3"	
<i>Kitchen / Dining</i> 19'1" x 12'7"	<i>Bedroom Three</i> 9'9" x 7'6"	
<i>Sunroom</i> 11'7" x 10'3"	<i>Family Bathroom</i> 9'4" x 9'4"	
<i>Stairs to 1st Floor / Landing</i>	<i>Outside</i>	



DIRECTIONS

*From Comber head along the A21 to Newtownards.
Take 1st exit at Comber Road Rondabout and continue
to next roundabout where you will take the 1st exit.
Numner 28 will be in the corner 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 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
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

