



Occupying a fine level site, this bright and spacious semi detached as located within an equally popular and convenient residential area just off Stratheden Heights on the edge of Newtownards.

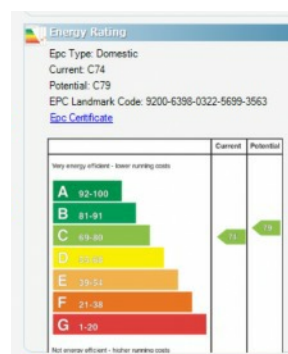
Accommodation comprises hallway living room with open fireplace, open plan kitchen dining plus three bedrooms and main bathroom. Further enhanced by various built-in storage solutions, uPVC frame double glazed windows and gas fired central heating. A good sized tarmac driveway offers and parking for several vehicles and leads to an enclosed, low maintenance rear garden.

Within proximity to Newtownards town centre which offers a wide variety of amenities including local shops, cafes, restaurants, leisure centre plus several primary and secondary schools. We anticipate this property will have wide appeal - from first time buyers and families to investors alike.

Offers Around  
£175,000

1 Cloverhill Park,  
NEWTOWNARDS,  
BT23 8XW

Viewing by  
appointment  
through agent  
028 9042 4747



- Bright and spacious semi detached property
- Occupying a fine level, & notably spacious site
- Hallway
- Living room with open fireplace
- Open plan kitchen / dining
- Three bedrooms
- Modern bathroom
- uPVC frame double glazed windows
- Gas fired central heating
- Tarmac driveway offering parking for several vehicles
- Enclosed good sized low maintenance rear garden
- Within proximity to Newtonards town which offers a variety of amenities
- Nearby local nurseries, primary & secondary schools, shops & bus links
- Will appeal to first time buyers, families & investors alike
- \*NO ONWARD CHAIN\*



The Property Comprises:

Upvc frame double glazed front door.

Ground Floor

HALLWAY:

CLOAKROOM:

Under stairs alcove with access to electric meter cupboard.

LIVING ROOM: 12' 6" x 12' 6" (3.8m x 3.8m) Into bay window, open fireplace with tiled hearth.

OPEN PLAN KITCHEN/DINING: 18' 8" x 10' 10" (5.7m x 3.3m) At widest point. Fitted kitchen with range of high level and low level units, 1.5 stainless steel sink with mixer tap, laminate worktops, built in Beco oven with four ring ceramic hob, concealed extractor fan, space for fridge freezer, space for dishwasher, plumbed for washing machine, upvc double glazed sliding doors to exterior.



## First Floor

LANDING:

CUPBOARD 1:

CUPBOARD 2: Ideal gas fired boiler, access to roofspace from landing.

BEDROOM (1): 4' 3" x 10' 2" (1.3m x 3.1m)

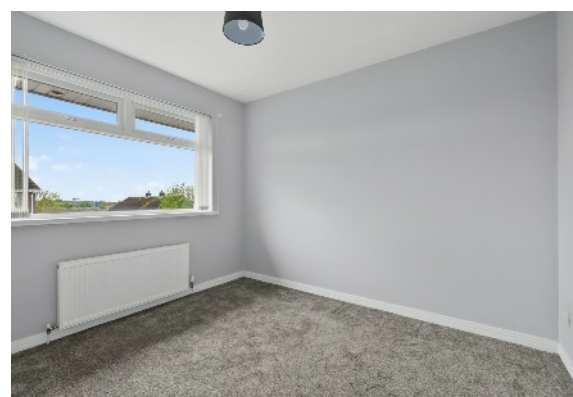
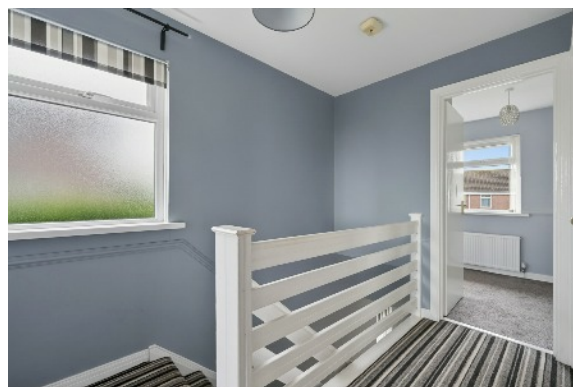
BEDROOM (2): 10' 6" x 8' 6" (3.2m x 2.6m)

BEDROOM (3): 9' 6" x 7' 3" (2.9m x 2.2m) Built in cupboard with shelving and rail.

BATHROOM: Modern three-piece suite comprising panel bath with mixer tap and Bristan electric shower unit, pedestal wash hand basin with mixer tap, low flush WC, half tiled walls, ceramic tiled floor.

## Outside

OUTSIDE: Good sized tarmac driveway offering ample parking for several vehicles, enclosed rear garden-tarmac area with steps leading to pebbled area with some patio, bordered by fencing and wall, timber shed, outside tap.

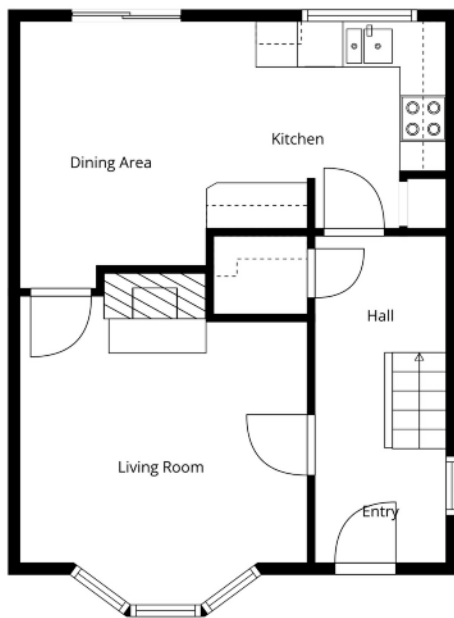


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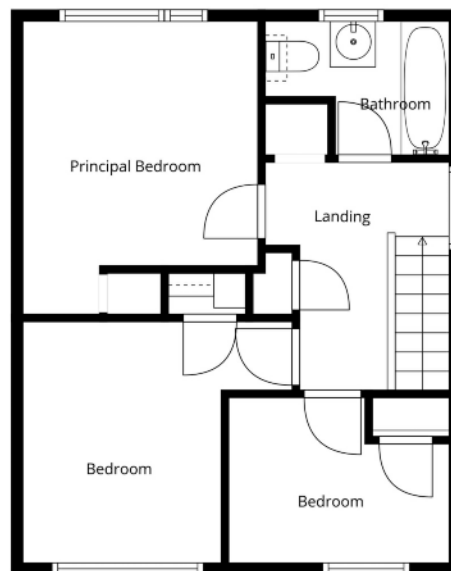
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Location:

Travelling out of Newtownards along the Donaghadee Road, turn right onto Movilla Road. Continue along Movilla Road for approx 1km. Turn left onto Stratheden Heights. Take the fifth right onto Mandeville Avenue then third left onto Cloverhill Park.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
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