

Outside

Front garden in lawn. Pathway for pedestrian access.

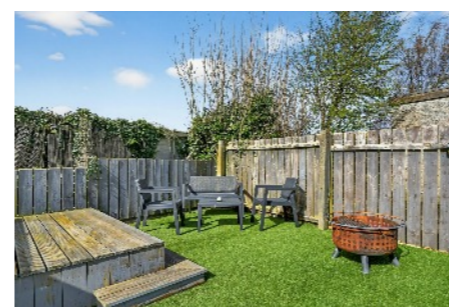
Side and rear garden in lawn with raised area with artificial grass and decking. Vehicular access to driveway (to rear). Outside tap. Bordered by fencing. PVC oil tank and oil fired boiler house.

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Dimensions are Approximate. Actual may vary.



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22 Keel Park is a bright and spacious semi-detached bungalow occupying a fine level site tucked off the main road.

Accommodation comprises living room through to dining room, separate kitchen, conservatory, two double bedrooms plus modern bathroom. Enveloped by low maintenance gardens with pedestrian access to the front along with vehicular access leading to a driveway to the rear.

A highly convenient location, nearby various shops and schools, and just 7 miles from Belfast City Centre thus ideally placed for those seeking a rural base for the city bound commuter. We anticipate this property will appeal to a wide range of prospective buyer from first time buyers to investors and downsizers alike.

Offers Around
£145,000

22 Keel Park,
Moneyreagh,
NEWTOWNARDS,
BT23 6DE

Viewing by
appointment with
& through agent
028 9042 4747

Energy Rating	
Epc Type: Domestic	
Current: D60	
Potential: C77	
EPC Landmark Code: 0380-2460-8640-2096-4111	
Epc Certificate	
Very energy efficient - lower running costs	Potential
A 92-100	
B 81-91	
C 69-80	
D 55-68	77
E 39-54	60
F 21-38	
G 1-20	

22 Keel Park,
Moneyreagh,
NEWTOWNARDS,
BT23 6DE

Property Features

Bright & spacious semi-detached bungalow

Occupying a fine level site tucked off the main road

Hallway

Living Room through to:

Dining Room

Separate Kitchen

Conservatory

Two bedrooms

Modern bathroom

Oil fired central heating

uPVC frame double glazed windows

Driveway access to rear offering off street parking

Occupying a fine level site enveloped by low-maintenance gardens

Location:

Travelling out of Belfast along the Ballygowan Road, continue through Crossnacreevy onto Moneyreagh Road. Turn right onto Church Road then take the sixth right onto Ballykeel Road. Take the second right into Keel Park. No 22 is positioned on the left set back from the road.

Property Comprises

Ground Floor

PVC double glazed front door to:

HALLWAY: Built-in cupboard. Oak effect laminate wooden flooring.

LIVING ROOM: 11' 10" x 14' 1" (3.6m x 4.3m) Oak effect laminate wooden flooring. Square arch open to:

DINING ROOM: 11' 2" x 9' 6" (3.4m x 2.9m) Oak effect laminate wooden flooring. Double doors to:

KITCHEN: 11' 2" x 7' 10" (3.4m x 2.4m) Shaker style kitchen with range of high and low level units, stainless steel sink unit with drainer and mixer tap, wood block effect work surfaces, part tiled walls, built-in electric oven and four ring ceramic hob with extractor fan, space for fridge/freezer.

UTILITY/CONSERVATORY: PVC double glazed, plumbed for washing machine, space for dryer, access to exterior.

PRINCIPAL BEDROOM: 11' 2" x 10' 6" (3.4m x 3.2m)

BEDROOM (2): 12' 2" x 8' 6" (3.7m x 2.6m) Feature panelled walls.

BATHROOM: White bathroom suite comprising panelled bath with mixer tap and electric shower over, low flush wc, wash hand basin with mixer tap and low level cupboard, fully tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights.

