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NEWTOWNARDS BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

4 LANSDOWNE CRESCENT, NEWTOWNARDS, BT23 4GU

OFFERS AROUND £210,000

This modern semi-detached home is ideally situated in a highly sought-after location, offering spacious and versatile accommodation perfect for families or those seeking extra living space.

The ground floor features a bright and welcoming living room complete with a charming feature fireplace, while a separate dining area provides an ideal setting for family meals and entertaining. The fitted kitchen is well-equipped with a range of units, offering ample storage and workspace, and is plumbed for appliances to suit modern convenience.

The accommodation is generously arranged over two floors and includes four spacious bedrooms, providing flexibility for growing families, guests or those working from home. The principal bedroom benefits from an en-suite shower room, while the property also offers a ground floor WC in addition to a first floor family bathroom, ensuring practicality for busy households.

Externally, the property benefits from an enclosed South facing rear garden and a large driveway providing ample off-street parking. Further benefits include gas fired central heating and uPVC double glazed windows throughout, enhancing comfort and energy efficiency. Early viewing is highly recommended to fully appreciate the space, location and quality this fantastic home has to offer.

Key Features

- Modern semi-detached home in an excellent location
- Living room with feature fireplace and separate dining area
- Fitted kitchen with range of units and plumbed for appliances
- Four well-proportioned bedrooms, master with en-suite
- Downstairs W.C and first floor family shower room
- Enclosed South facing rear garden and stone driveway
- Gas fired central heating and uPVC double glazed windows
- Early viewing is highly recommended for this property!

Accommodation Comprises:

Entrance Hall
Wood laminate floor.

Living Room
12'07 x 12'10
Wood laminate floor, open fireplace with wooden mantle, tiled hearth and surround.

Guest WC
White suite comprising, low flush wc, pedestal wash hand basin with mixer tap, tiled floor.

Kitchen/Dining Room
17'04 x 6'0
Modern range of high and low level units with laminate work surfaces, stainless steel sink unit with mixer tap and drainer, integrated appliances to include; four ring electric hob, under oven, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, partly tiled walls and tiled flooring.

Snug
9 x 9'04
Tiled floor and patio doors to enclosed rear garden.

First Floor

Landing

Bedroom 1
9'01 x 11'05

En-Suite
White suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, tiled shower enclosure with overhead electric shower and glazed door and tiled flooring.

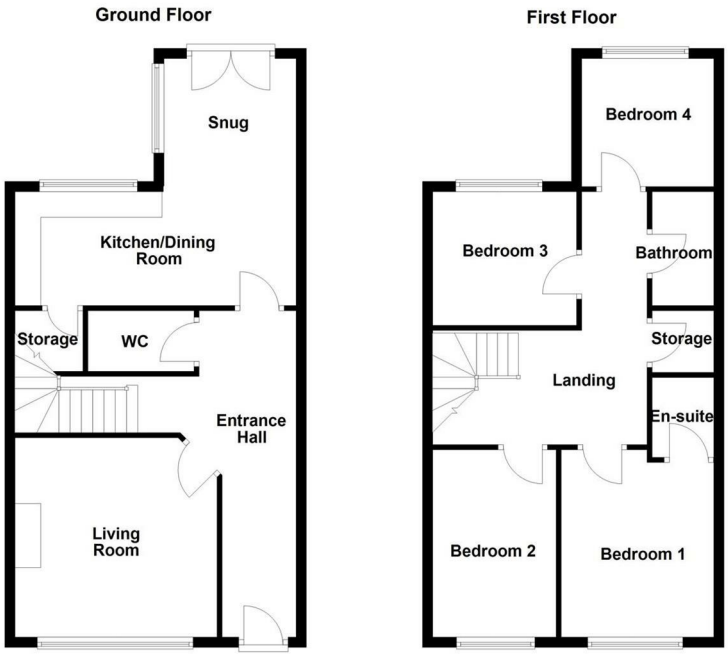
Bedroom 2
8'02 x 11'11

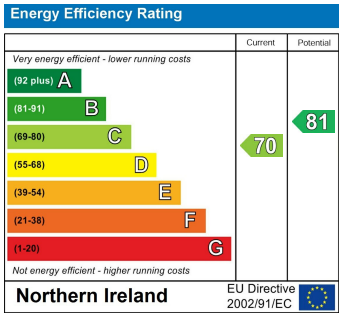
Bedroom 3
8'09 x 10'01

Bedroom 4
8'04 x 11'05

Shower Room
White suite comprising low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, tiled shower enclosure with overhead shower, fully tiled walls and tiled flooring.

Outside
Front: Stone driveway and area in lawn.
Rear: South facing, fully enclosed rear garden with patio area, space for shed, area in lawn, raised decked entertainment area.





Questions you may have. **Which mortgage would suit me best?**
How much deposit will I need? What are my monthly repayments going to be?
To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.
Your home may be repossessed if you do not keep up repayments on your mortgage.
We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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