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NEWTOWNARDS BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

18 PENRHYN PARK, NEWTOWNARDS, BT23 8JW

OFFERS OVER £149,950

This three-bedroom semi-detached home is situated within the popular Penrhyn Park development in Newtownards and offers well-proportioned accommodation with excellent potential for a purchaser to update and personalise to their own taste.

The ground floor comprises an entrance hall with tiled flooring and understairs storage, a bright living room with bay window and feature open fireplace, and a spacious kitchen/dining area with a range of fitted units and integrated appliances. A conservatory to the rear provides useful additional living space and enjoys direct access to the garden.

On the first floor there are three bedrooms, including two generous doubles, together with a family bathroom fitted with a white suite. The property also benefits from mains gas central heating and double glazed windows.

Outside, the property benefits from a driveway providing off-street parking and a lawned front garden. To the rear is a fully enclosed, south-facing garden with lawn, paved patio area, pathway and space for a garden shed.

Key Features

- Three-bedroom semi-detached home in a popular residential development
- Offering good potential for modernisation and personalisation
- Bright living room with bay window and feature open fireplace
- Spacious kitchen/dining area with integrated appliances
- Conservatory providing useful additional living space
- Two generous double bedrooms plus a third single bedroom
- Gas fired central heating and double glazed windows
- - Driveway parking and enclosed south-facing rear garden

Accommodation Comprises:

Entrance Hall
Tiled flooring, understairs storage and staircase leading to the first floor.

Living Room
10'11" x 15'3"
Bright living room with bay window, wood laminate flooring and feature open fireplace with timber mantle, tiled hearth and surround.

Kitchen / Dining Area
16'7" x 10'5"
Spacious kitchen/dining area fitted with a range of high and low level units and laminate work surfaces. Inset single drainer stainless steel sink unit with mixer tap, integrated under oven, ceramic hob, extractor hood and dishwasher. Space for fridge freezer and washing machine. Part tiled walls, tiled floor, recessed spotlighting and ample room for dining.

Conservatory
10'4" x 9'8"
Additional reception space with tiled flooring, extensive glazing and access to the rear garden.

First Floor

Landing
Hotpress with built-in storage.

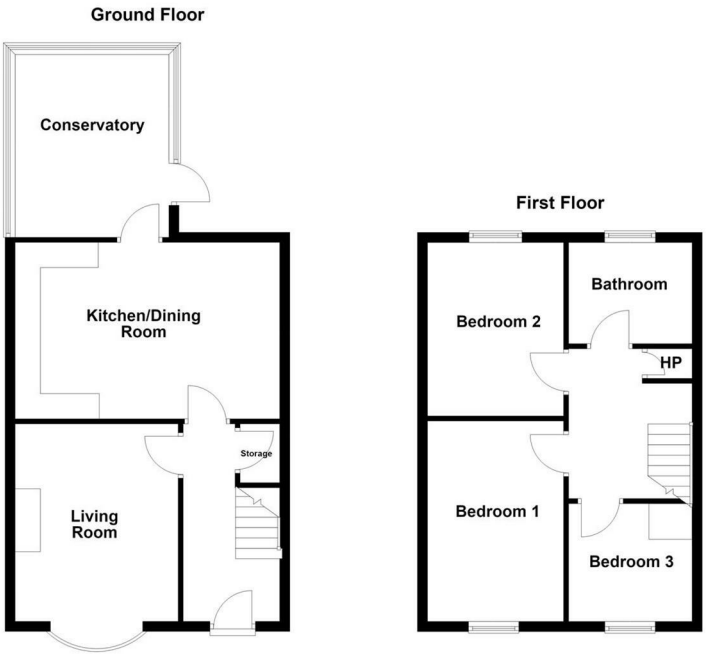
Bedroom 1
12'8" x 10'5"
Generous double bedroom with wood laminate flooring.

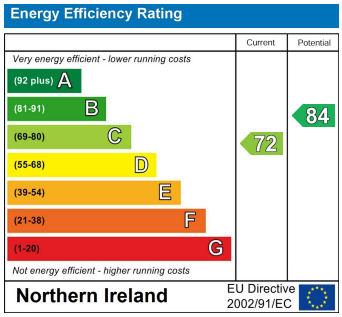
Bedroom 2
12'2" x 10'5"
Further double bedroom with wood laminate flooring.

Bedroom 3
8'8" x 7'5"
Wwood laminate flooring and built-in storage.

Bathroom
White suite comprising panelled bath with mixer tap and overhead electric shower, wash hand basin and low flush WC. Tiled floor, recessed spotlighting and timber-panelled ceiling.

Outside
Front: Driveway providing off-street parking with lawned garden.
Rear: Fully enclosed, south-facing rear garden with lawn, paved patio area, paved pathway and space for a garden shed.





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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