



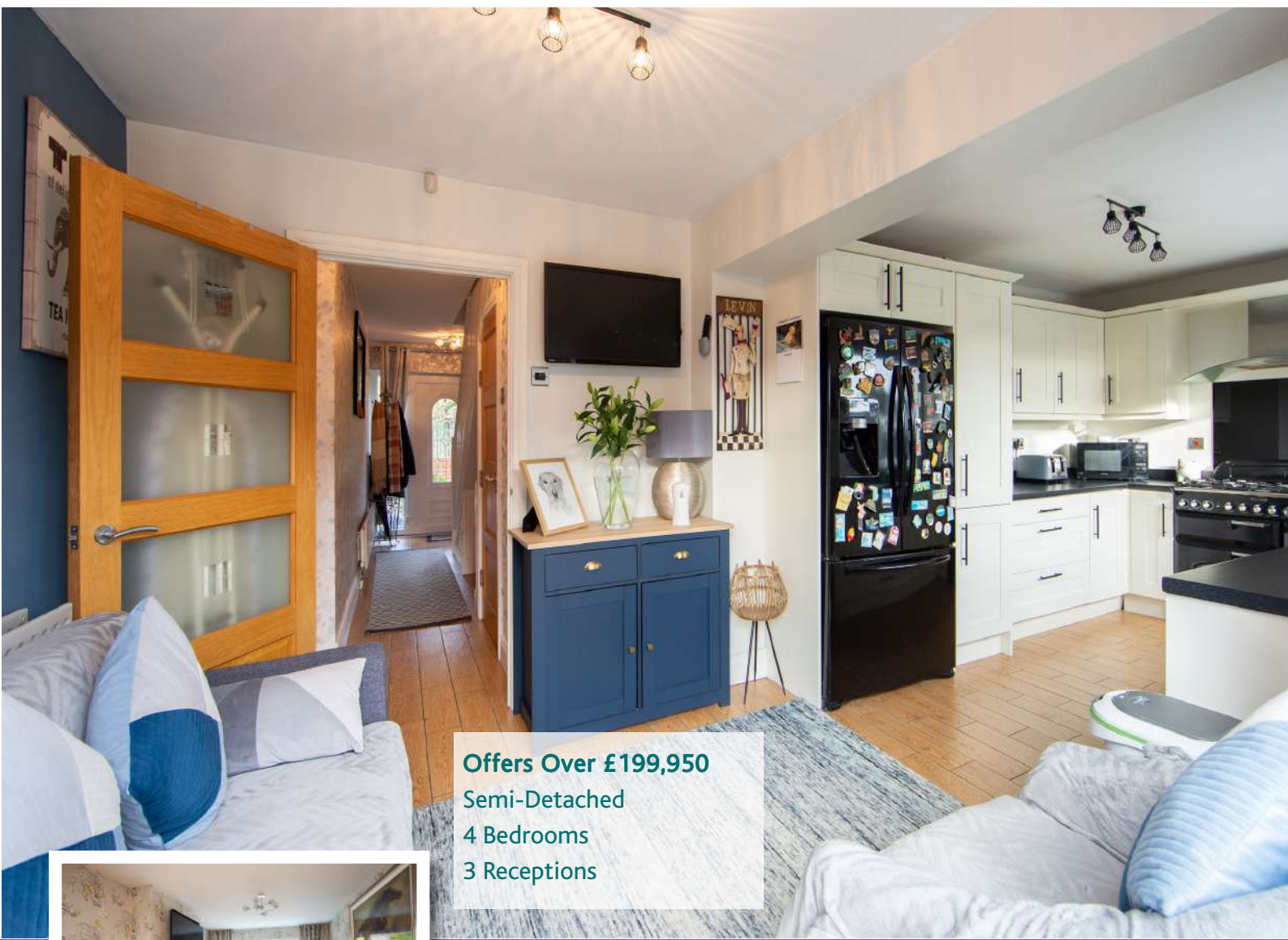
 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

45 Moray Crescent | Newtownards, BT23 4LG
OFFERS OVER £199,950



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and to Arrange a Viewing**

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Property Features

- Beautifully Presented Extended Semi-Detached Property
- Located in Sought After Development on Periphery of Newtownards
- Four Well Proportioned Bedrooms
- Ground Floor Principal Bedroom with Luxury En-Suite Shower Room
- Spacious Lounge with Feature Polished Marble Fireplace, Open Plan to Formal Dining Area
- Bespoke Shaker Style Kitchen, Open Plan to Casual Living/Dining Area
- Luxury White Suite Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Spacious Corner Site with Front Gardens Laid in Loose Pebbled Stones & Side Gardens Laid in Lawns
- Fully Enclosed Rear Garden Laid in Brick Paviour & Raised Timber Decking with Inbuilt Speakers, Ideal for Outdoor Entertaining
- Driveway Providing Ample Off Street Car parking, Leading to the Detached Garage
- Ideally Located with Excellent Convenience to Newtownards Town Centre and Ards Shopping Centre Boasting a Wide Range of Local Amenities
- Ease of Access to Good Road Networks and Public Transport Links for Commuting to Belfast and Bangor

Accommodation

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

Ground Floor

- Reception Hall
- Ground Floor WC
- Bedroom One
11'10" x 11'4"
- Ensuite Shower Room
- Lounge
13'10" x 10'9"
- Dining Room
12'1" x 8'9"
- Kitchen/Dining/Living
20'10" x 8'6"

First Floor

- Bedroom Two
12'4" x 11'10"
- Bedroom Three
11'10" x 9'10"
- Bedroom Four
12'6" x 10'9"
- Family Room/Bedroom
Five
12' x 8'10"
- Fitted Home Office
8'10" x 8'1"
- Bathroom

Outside

- Detached Garage with Light & Power
- Mature Front, Side & Rear Gardens
- Brick Paviour Patio
- Rear Garden with Southerly Aspect
- Outdoor Power Sockets



"This beautifully presented extended semi detached property is situated on the periphery of Newtownards. Moray Crescent, located just off the Circular Road offers 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. The location also offers ease of access via public transport links and good road networks for commuting to work and schools in Belfast and Bangor."



Directions

Travelling from Comber on the Comber Road, at the roundabout take the second exit straight ahead onto South Street. Take the third turn on the left onto Raceview Terrace. Turn right onto Rugby Gardens and Number 45 Moray Crescent is located on the corner to the left hand side.



Viewing

By appointment through agent.

Free Valuation

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Awards & Recognition



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C	75	76
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

Comber/Ards Peninsula

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