

OFFERS OVER £230,000





Scan for Property Details and to Arrange a Viewing







- Well Presented Semi Detached Property
- Located in Sought-After Development on Periphery of Newtownards
- Quiet Cul-De-Sac Positioning
- Three Well Proportioned bedrooms
- Principle Bedroom Benefitting from an Ensuite Shower Room
- Spacious Lounge with Feature Electric Fire
- Additional Dining room and Family Snug Offering Versatile Living Space to a Range of Potential
- Fully Fitted Kitchen with Ample Dining Space Overlooking the Rear Garden
- Separate Utility Room Plumbed for a Washing Machine / Tumble Dryer
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Large Tarmac Driveway Providing Ample Off Street Car Parking
- Front Garden Laid in Lawn with paved walkway Providing Access to the Front Door
- Fully Enclosed Side and Rear Garden, Laid in Lawns with a Raised Patio Area Ideal to Enjoy the Approaching Summer Evenings
- Ease of Access to Good Road Networks and Public Transport Links for Commuting to Belfast and Bangor
- Broadband Speed Ultrafast





## johnminnis.co.uk f

# **Accommodation**

#### **Ground Floor**

Reception Hall

First Floor

Front Garden Laid in

Lawn

Outside

**Roof Space** 

Landing

**Fully Enclosed Rear** Garden

**Dining Room** 10' x 11'11"

16'1" x 11'10"

**Master Bedroom** 22'1" x 10'12"

Large Tarmac Driveway

Kitchen

Snug

Lounge

12'8" x 11'10"

11'2" x 11'11"

**Utility Room** 

7'1" x 7'

**Ensuite Shower Room** 

**Bedroom Two** 8'3" x 11'11"

**Bedroom Three** 6'7" x 11'11"

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk

This well presented semi-detached property is situated within a quiet cul-de-sac on the periphery of Newtownards. Cambourne Mews is a sought-after residential address and is located just off the Comber Road where there is excellent convenience to Newtownards Town Centre, Castlebawn Shopping Centre and Ards Shopping Centre boasting a varied range of local amenities, shops and restaurants. The property offers ease of access to leading primary and grammar schools including Regent House Grammar School. There is also good access for commuting to Belfast and Bangor with good road networks and public transport links close at hand.

This deceptively spacious property offers a versatile layout to suit the individual needs of a range of purchasers. To the ground floor there is a lounge with feature electric fire, dining room, family snug, fully fitted kitchen over looking the rear garden, utility room and a family bathroom. To the first floor there are 3 well proportioned bedrooms providing eve storage and principle bedroom benefits from an ensuite shower room.

Externally, to the front of the property there is a large tarmac driveway, large lawn and paved walkway leading to the front door with covered porch. To the rear there is a fully enclosed garden laid in lawn with a raised patio area ideal for entertaining, young children and pets alike. The property has an additional lawn to the side offering more outside space to enjoy the approaching summer evenings.

Further benefits include Oil Fired Central Heating and uPVC double glazing throughout.We believe demand for this property will be strong and recommend your earliest possible viewing.













# Viewing

By appointment through agent.

#### **Free Valuation**

We offer property valuations and financial advice free of charge to all our clients.

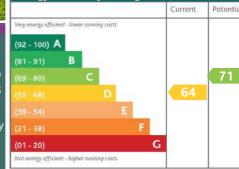


## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



Our rentals division deal with all aspects of property rental, including full property management and corporate listings.



### **Awards & Recognition**











John Minnis Belfast 7 Library Court 404 Upper Newtownards Road **Belfast BT4 3GE** 

T: 028 9065 3333











