

# 32 FALCON AVENUE

Newtownards, BT23 4GE

Offers Around £299,950



## DETACHED BUNGALOW | 3 ⊨ | 2 ≒ | 2 ⊟

Located off the highly sought after and prestigious Mountain Road, Newtownards, here is an ideal opportunity to purchase an attractive extended detached bungalow. .

### KEY FEATURES

- Attractive Extended Detached Bungalow Situated Off The Prestigious Mountain Road, Newtownards
- Cul-De-Sac Position Within Popular Residential Area
- Well Presented Throughout Leaving Little Left To Do But Move Your Furniture In And Enjoy
- Bright, Spacious And Flexible Accommodation
- Living Room With Casual Dining Area, Solid Oak Floor And Cast Iron Wood Burning Stove
- Fitted Kitchen Open Plan To Spacious Sun Room
- Sun Room With Solid Oak Floor And Upvc Double Glazed Doors To The Rear Garden
- Three Bedrooms, All With Solid Oak Floor And Main Bedroom Has An En Suite Shower Room
- Bathroom With Three Piece Suite
- Oil Fired Central Heating
- Double Glazed Windows
- Well Presented Front Garden In Lawns





# ROOM DETAILS

#### Ground Floor

- Enclosed Entrance Porch
- Reception Hall
- Living Room with Casual Dining Area 20' 0" x 11' 0"
- Kitchen
- Sun Room 13' 9" x 11' 1"

- Bedroom One 11' 10" x 11' 7"
- Ensuite Shower Room
- Bedroom Two 11' 11" x 10' 9"
- Bedroom Three 10' 11" x 8' 11"
- Bathroom

#### Outside

- Detached Garage 19' 0" x 9' 6"
- Driveway in Atrractive Brick Paviour
- Fully Enclosed Rear Gardens in Lawns with Raised Terrace and Additional Sun Terrace











### DIRECTIONS

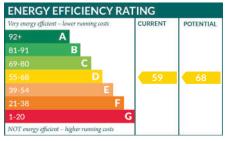
Heading out of Newtownards along Crawfordsburn Road veer right onto Mountain Road. Turn right into Whiteways and Falcon Avenue is on your left at the mini roundabout.



### THE LOCAL AREA

Offering the peace and quiet of a semirural town, perfectly balanced with an abundance of amenities and attractions, Newtownards is regarded as one of the prime places to live in Northern Ireland. Its close proximity to Belfast means it is perfect for the daily commuter who prefers the solace of a quieter setting for residency...





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#### **OUR BRANCHES**

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