



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 Attractive Brick Paviour
- Fully Enclosed Rear Gardens in Lawns with Raised Terrace and Additional Sun Terrace



To View Floor Plans
scan QR code below



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 semi-rural 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. .

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	59	68
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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