

## 22 Old Market Square Newtownards BT23 4WR



**Offers Around £174,950**



## Key Features

- Well-presented four bedroom property in an exclusive gated development
- Situated in a highly sought after residential area within walking distance to all local amenities and public transport
- Large open plan fully fitted kitchen, dining and living area
- Home office on first floor
- Modern bathroom on first floor and shower room on second floor
- Off street parking with one designated car parking space
- Access to well maintained common areas
- Gas central heating
- Double glazing

## Summary

Investa (N.I.) Property Management are delighted to bring to the market 22 Old Market Square, Newtownards. This is a modern, well presented, deceptively spacious town house split over 3 levels, within an exclusive gated development and ready for any buyer to move straight into and start calling home. The property is within walking distance to all local amenities that Newtownards Town Centre has to offer and also has excellent access to public transport routes going directly into Belfast City Centre or Bangor Town Centre.

The first floor of the property benefits from a large open plan kitchen, dining and living space, with the kitchen being fully fitted and benefiting from integrated appliances. The first floor also includes a home office, spacious bedroom and modern family bathroom with shower over the bath.



The second floor offers a large modern family shower room with walk in shower and three excellent sized bedrooms.

This property has been finished to a high standard with oak internal doors and oak woodwork throughout, gas central heating and double glazing.

Externally the property benefits from the security of being within a gated development, access to one designated car-parking space and access to well-maintained common areas.

**The property comprises of:**

**Hallway**

3.6m x 3.4m

**Kitchen, Living and Dining Area**

8.1m x 3.9m

**Bedroom 1**

3.2m x 2.8m

**Home Office**

4.4m x 3.4m

**First Floor Bathroom**

2.1m x 2.1m

**Landing**

4.1m x 3.8m

**Shower Room**

3.8m x 1.9m

**Bedroom 2**

8.1m x 2.8m

**Bedroom 3**

6.1m x 2.6m

**Bedroom 4**

6.1m x 4.3m





### EPC rating

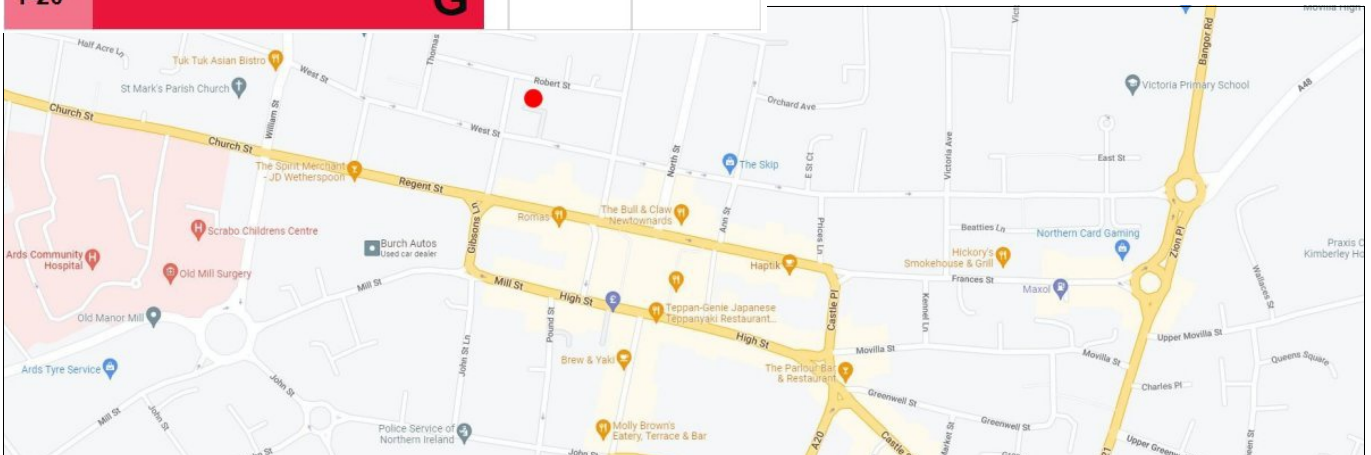
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Lettings and Block Management Department

Investa (N.I.) LLP offer an experienced and professional lettings and block management department, managing property and apartment complexes throughout Northern Ireland. For any enquires regarding lettings or block management please contact our office on 028 9752 1283.

### Financial Advice

If you are moving house or investing in property Investa (N.I.) LLP can personally introduce you to an independent financial advisor. Please contact our office on 028 9752 1283 for more information.



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