

simon**BRIEN**  
RESIDENTIAL

27 Court Street,  
Newtownards, BT23 7NX



Offers Around £89,950

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



### KEY FEATURES

- Mid terrace property with "B listed" status
- Open plan living/dining room
- 3 good sized bedrooms
- Centrally located close to many shops and amenities of Newtownards town centre
- Gas heating system
- Enclosed rear garden
- Ideal investment opportunity

### SUMMARY

Number 27 Court Street is located in Newtownards town centre, in close proximity to Conway Square, High Street and commuter routes to Belfast, Comber, Bangor & the Ards peninsula. This charming mid terrace property offers the ideal opportunity for those wishing to refurbish a property with a view to either investment or occupation.

Internally the property offers great accommodation over 3 floors including a bright open plan living/dining space, separate kitchen and 3 good sized bedrooms. Externally the property boasts a private south facing garden offering a great additional space with great potential.

To arrange a private viewing appointment please contact our Newtownards Office on 02891 800700.

### THE PROPERTY COMPRISES:

#### GROUND FLOOR

**LIVING ROOM:**  
21' 5" x 13' 7" (6.53m x 4.14m)

Wooden entrance door. Carpeted.

**KITCHEN:**  
12' 5" x 8' 8" (3.78m x 2.64m)

Range of high and low level units and worktops, single drainer stainless steel sink unit.

#### FIRST FLOOR

##### LANDING:

Storage cupboard.

**BEDROOM (1):**  
13' 7" x 10' 4" (4.14m x 3.15m) Max.

**BEDROOM (2):**  
11' 4" x 7' 6" (3.45m x 2.29m)

**BATHROOM:**  
8' 8" x 6' 4" (2.64m x 1.93m)

Panelled bath with shower screen, low flush WC, pedestal wash hand basin.

#### SECOND FLOOR

**BEDROOM (3):**  
14' 2" x 10' 5" (4.32m x 3.18m)

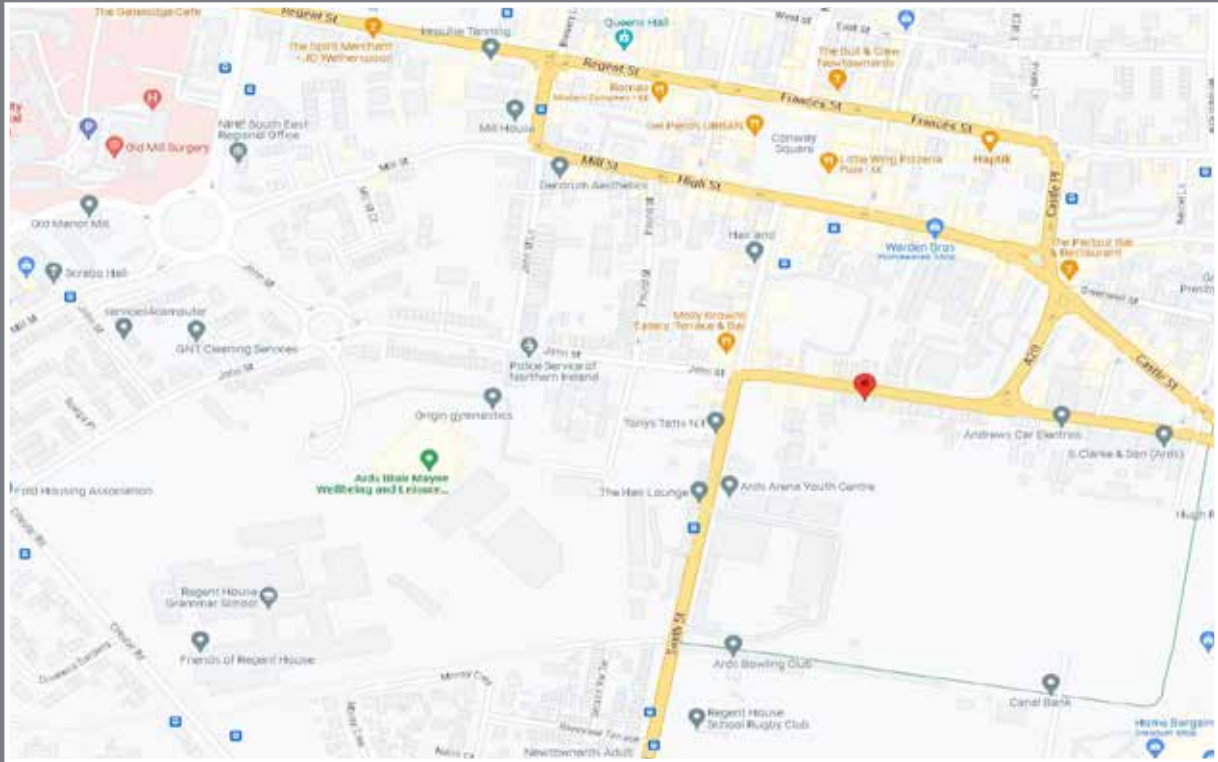
Views towards Scrabo Tower and storage into eaves.

#### OUTSIDE

Enclosed rear garden area.

RATES : £609.84

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: AW/J/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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