



ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 CASTLE MEADOWS,  
CARROWDORE, NEWTOWNARDS,**

**OFFERS AROUND £149,500**





This well maintained detached home is situated in a popular residential location. The property comprises living room, kitchen with space for dining, wc, three bedrooms and a family bathroom with white suite.

Externally, there is a tarmac driveway with space for multiple vehicles, detached garage, area in lawn and a paved area for entertaining.



## Key Features

- Detached Property In A Quiet Residential Area
- Ground Floor WC And First Floor Family Bathroom
- Three Bedrooms, Two With Built In Robes
- Modern Kitchen With Space For Dining Table
- Good Sized Living Room With Open Fireplace
- Tarmac Driveway With Space For Multiple Vehicles
- Detached Garage With Power And Light



### Accommodation Comprises:

#### Entrance Hall

Cloak area.

#### Living Room

19'6" x 11'5"

Open fireplace with tiled hearth, surround and wooden mantle.

#### Kitchen/Dining Room

19'5" x 9'0"

Range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, space for fridge/freezer, plumbed for washing machine, four ring electric hob, integrated oven, integrated extractor fan, partially tiled walls, sliding patio doors.

#### W/C

White suite comprising low flush wc, vanity unit with mixer tap and storage, tiled splashback and space for additional storage.

#### First Floor

#### Landing

Built in storage and hot press.

#### Bedroom 1

10'4" x 11'7"

Double bedroom with built in sliding wardrobes.

#### Bedroom 2

11'9" x 9'0"

Double bedroom with built in sliding wardrobes.

#### Bedroom 3

8'10" x 10'2"

#### Bathroom

White suite comprising enclosed walk in shower unit, wall mounted overhead shower, low flush w/c, pedestal wash hand basin with mixer tap, part tiled walls and heated towel rail.

#### Garage

9'8" x 19'4"

Roller door, power and light, plumbed for tumble dryer.

#### Outside

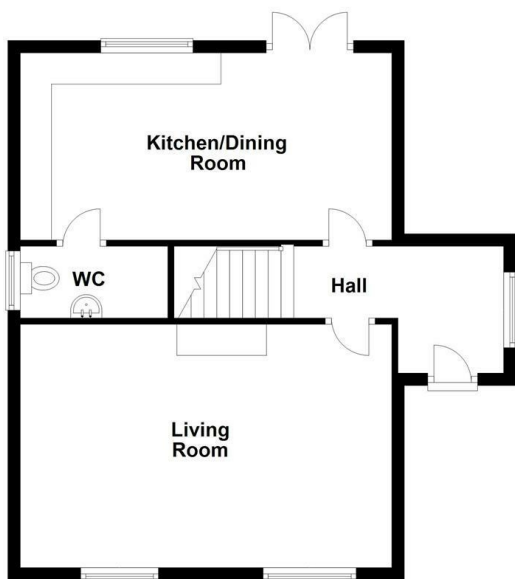
Front and Side - Tarmac driveway with space for multiple vehicles, area in lawn, area in shrubs.  
Rear - Fully enclosed, area in stone, patio area, outside tap and light.



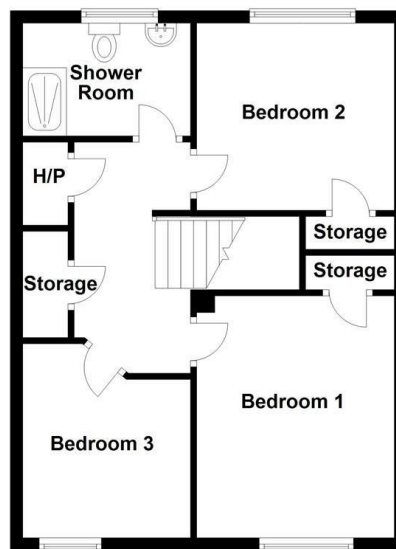




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	61	68
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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