

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 TARA CRESCENT,
NEWTOWNARDS, BT23 7DF**

OFFERS AROUND £124,950



Located off the Bangor Road, this three bedroom semi-detached property in need of some modernisation, is a short distance from Newtownards Town Centre. Easily accessible to local amenities, schools and main arterial routes to Bangor, Belfast and the Peninsula.

The property offers bright entrance hall, open plan living/dining room and fitted kitchen. On the first floor there are three bedrooms, one with built in storage, family bathroom comprising of white suite and built in storage on the landing. Additionally, the property has gas fired central heating and double glazed windows.

Externally, there is a stoned driveway to the front of the property with space for off street parking and garden to the rear of the property. This property appeals to a wide variety of potential clients from first time buyers, to downsizers and investors. Early viewing is recommended.



Key Features

- Three Bedroom Semi-Detached Property In Need Of Modernisation
- Open Plan Living/Dining Room With Open Fireplace
- Kitchen Plumbed And With Space For Appliances
- Three Bedrooms, One With Built In Storage
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And Double Glazed Windows
- Stone Driveway With Space For Multiple Vehicles And Enclosed Rear Garden
- Located In A Popular Residential Location, Close To Amenities And Main Arterial Routes



Accommodation Comprises:

Hall

Wood laminate floor.

Living/Dining Room

10'9" x 25'11"

Open fireplace with tiled hearth, surround and wooden mantle, wood laminate floor.

Kitchen

11'9" x 7'10"

Range of high and low level units, laminate work surfaces, one and quarter inset sink with mixer tap and drainer, four ring hob, electric hob, integrated oven, integrated extractor fan, tiled floor, part tiled walls, recessed spotlights, space for fridge/freezer, plumbed for washing machine, back door to enclosed rear garden.

First Floor

Landing

Built in storage with gas fired boiler.

Bedroom 1

10'5" x 12'9"

Double Bedroom.

Bedroom 2

8'9" x 12'9"

Double bedroom.

Bedroom 3

7'11" x 9'6"

Built in storage.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, recessed spotlights and extractor fan.

Outside

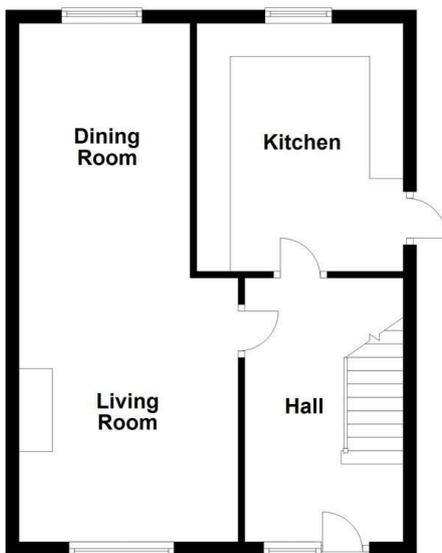
Front - Area in lawn, stoned driveway with space for multiple vehicles.

Rear - Area in lawn, area in stone, space for storage, outside tap and light.

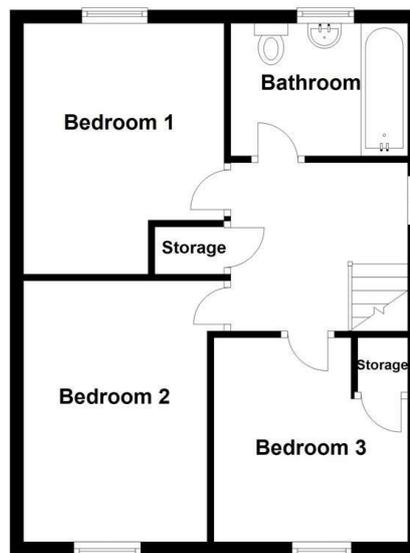




Ground Floor



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		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark

