



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

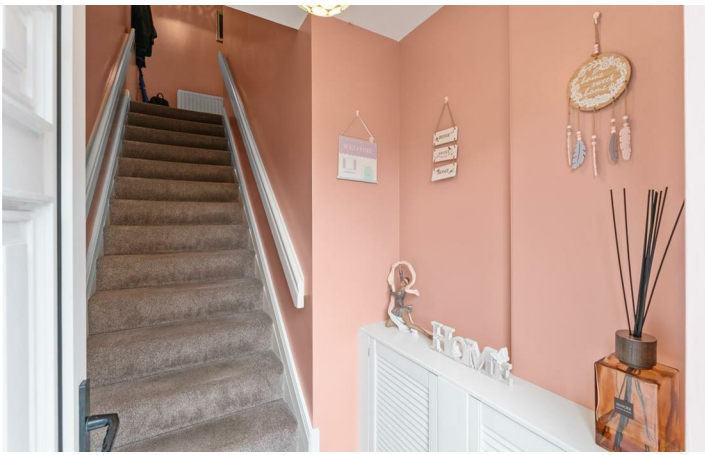
newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 SOUTH STREET MEWS,
NEWTOWNARDS, BT23 4LB**

OFFERS AROUND £119,950



Located just a short distance from Newtownards Town Centre, this modern two bedroom first floor apartment is close to all local amenities, schools and main arterial routes to Belfast and further afield.

The property offers a spacious hallway with built in storage, modern kitchen plumbed for appliances, living room with Juliette balcony, two double bedrooms, the master with en-suite shower room. Additionally, there is another modern family shower room, gas fired central heating and uPVC double glazed windows. Externally, there is one allocated parking space and space for visitor parking to the front of the development.

The property appeals to downsizers and first time buyers alike. Early viewing is recommended.

Key Features

- Modern Two Bedroom Apartment
- Modern Kitchen Plumbed For Appliances
- Spacious Living Room With Juliette Balcony
- Two Double Bedrooms, Master With En-suite Shower Room
- Modern Family Shower Room, With Walk In Shower.
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Located Within Walking Distance Of Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes
- Early Viewing Recommended



Accommodation Comprises:

Hall

Built in storage.

Kitchen

9'7" x 11'11"

Range of high and low level units, laminate work surfaces, single inset sink with mixer tap and built in drainer, four ring electric hob, integrated oven, stainless steel extractor fan, plumbed for washing machine, space for fridge/freezer, partially tiled wall, built in storage, gas fired boiler.

Living Room

13'7" x 16'11"

Electric fireplace with wooden heart and mantle, double doors to balcony.

Bedroom 1

11'4" x 13'4"

Double bedroom.

Ensuite

White suite comprising vanity unit with sink and mixer tap, low flush wc, enclosed shower unit with Mira overhead shower and sliding door, part tiled walls, wood laminate floor.

Bedroom 2

10'1" x 10'10"

Double bedroom.

Bathroom

White suite comprising vanity unit with sink and mixer tap, walk in shower with Mira overhead shower and sliding door, part tiled walls and tiled floor.

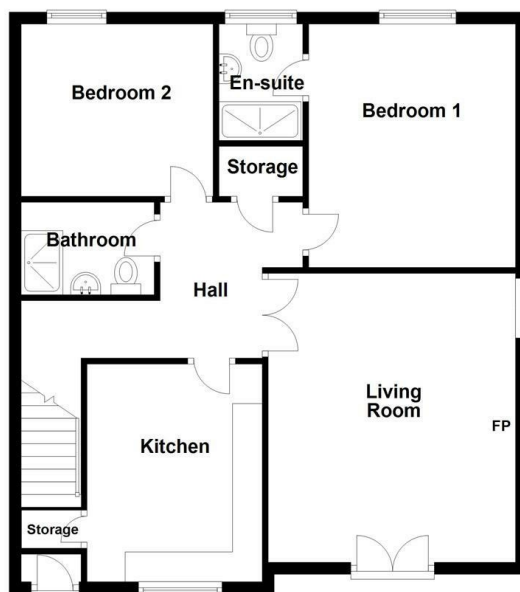
Outside

One allocated parking space





Ground 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	76	76
(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

7 South Street Mews, Newtownards

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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