

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 ASH GROVE, NEWTOWNARDS,  
BT23 4HA**

**OFFERS AROUND £114,950**





This well maintained property is located in the Glen Estate area of Newtownards and is within walking distance of local amenities, schools and the town centre.

Internally, the property has been modernised and finished to a high standard with an open plan living room through to kitchen, snug, modern shower room and three bedrooms, two with built in storage. The rear garden is fully enclosed and easily maintained with area in stone and decked area.

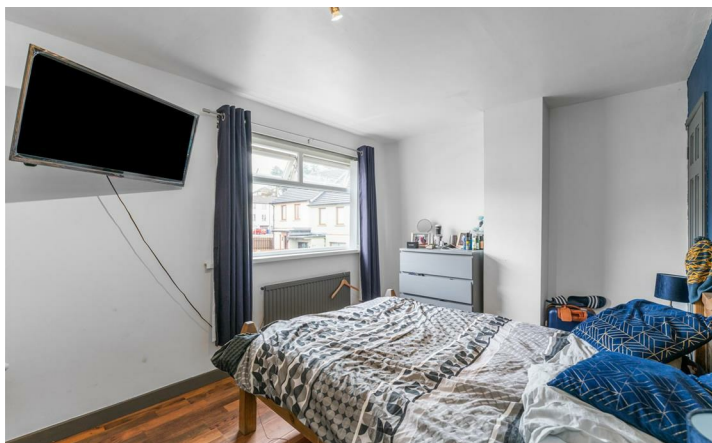
We recommend early viewing of this deceptively spacious three bedroom home in a great location as we anticipate good interest from first time buyers and investors.





## Key Features

- Beautifully Presented Mid Terrace Property In A Popular Residential Location
- Living Room Open Plan To Kitchen/Dining Area
- Additional Ground Floor Reception Room or Fourth Bedroom
- Three Good Sized Bedrooms On First Floor, Two With Built In Storage
- Oil Fired Central Heating And PVC Double Glazed Windows
- Fully Enclosed And Easily Maintained Rear Garden
- Modern Shower Room
- Excellent Location Within Walking Distance To Newtownards Town Centre



### Accommodation Comprises:

#### Entrance Hall

Wood laminate floor.

#### Living Room

13'1" x 11'0"

Wood laminate floor, recessed spotlights. Leading to open plan kitchen.

#### Kitchen/Dining Room

16'0" x 9'0"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, four ring electric hob, integrated oven, stainless steel extractor hood, plumbed for washing machine and tumble dryer, space for fridge/freezer, recessed spotlights, breakfast bar, laminate floor, part tiled walls, double doors leading to enclosed rear garden.

#### First Floor

##### Landing

Wood laminate floor, hot press and storage.

##### Bedroom 1

16'6" x 9'3"

Double bedroom, built in storage, wood laminate floor.

##### Bedroom 2

9'8" x 9'10"

Double bedroom, wood laminate floor, built in storage, attic access.

##### Bedroom 3

7'8" x 9'5"

Wood laminate floor.

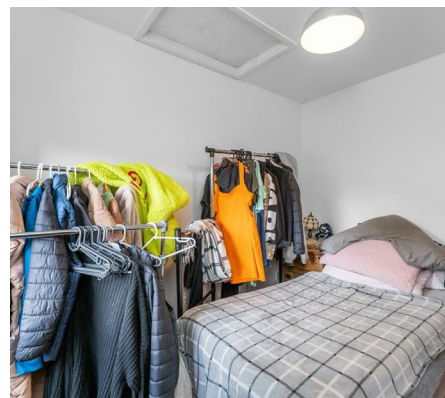
##### Shower Room

White suite comprising, walk in shower, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, laminate floor, extractor fan.

##### Outside

Front - Fully enclosed, area in lawn, patio path to front door.

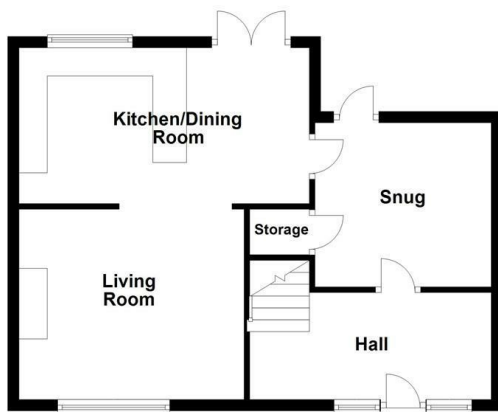
Rear - Fully enclosed, decked area, stoned area, outside tap and light, outside socket, oil fired boiler, oil tank, space for storage.



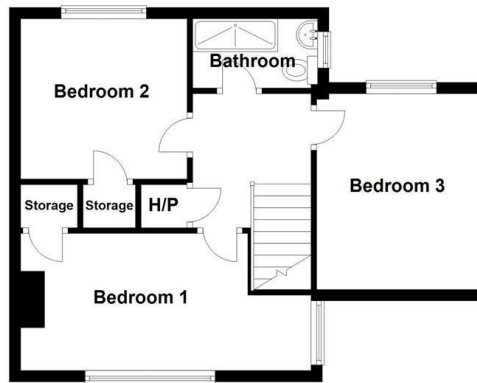




Ground Floor



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.

15 Ash Grove, Newtownards

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		
(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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