

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 BRENTWOOD WAY,
NEWTOWNARDS, BT23 8QY**

OFFERS AROUND £134,950



Located in a popular residential area, this three bedroom semi-detached property is a short distance from Newtownards Town Centre, local amenities and the main arterial routes to Bangor, Belfast and further afield. This property has great potential and will appeal to first time buyers and investors alike.

The property offers an open plan living/ dining room, kitchen plumbed for a range of appliances and larder, three bedrooms, each with built in storage and a family bathroom with a white suite.

Externally, the front of the property offers a long driveway with space for multiple vehicles, area in lawn and a fully enclosed rear garden with patio area and a detached garage.

Early viewing is recommended.



Key Features

- Three Bedroom Semi Detached Property In A Popular Residential Area
- Open Plan Living/ Dining Area
- Kitchen With A Good Range Of Units and Larder
- Three Bedrooms, Each With Built In Storage.
- Oil Fired Central Heating
- Fully Enclosed Rear Garden
- Detached Garage And Driveway With Space For Multiple Vehicles
- Short Distance From Local Amenities



Accommodation

Comprises:

Hall

Vinyl floor, under stair storage

Living Room

10'2" x 12'10"

Wood laminate floor, open to dining room.

Dining Room

8'7" x 12'7"

Wood laminate flooring.

Kitchen

12'3" x 7'3"

Range of a high and low level units, laminate work surfaces, sink with drainer and mixer tap, space for cooker, space for fridge freezer, plumbed for washing machine, larder, tiled walls, vinyl floor, door to rear garden.

First Floor

Landing

Wood laminate floor.

Bedroom 1

9'6" x 12'1"

Built in storage with hot press.

Bedroom 2

9'6" x 9'11"

Built in storage.

Bedroom 3

9'6" x 6'5"

Built in storage.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin, panelled bath with Triton overhead shower, tiled walls, vinyl floor.

Outside

Front: Driveway with space for multiple vehicles, outside tap, area in lawn.

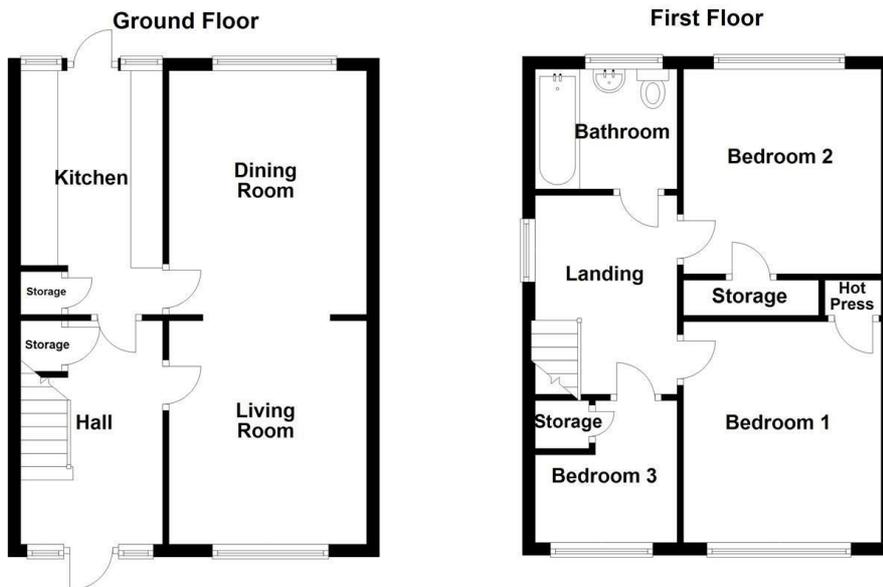
Back: Area in low maintenance artificial lawn, paved area, oil tank.

Garage

9'4" x 17'5"

Power and light, oil fired boiler, up and over door.





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 | | | 73 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 34 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

6 Brentwood Way, 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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