

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 PORTAFERRY ROAD,  
NEWTOWNARDS, BT23 8NN**

**OFFERS AROUND £115,000**



Located within walking distance of Newtownards Town Centre, this two bedroom detached bungalow is easily accessible to all local amenities and schools and is close to the main arterial routes for anyone commuting.

The property offers a tiled porch, hallway, living room with open fireplace, good sized kitchen, family bathroom comprising white suite and two bedrooms with feature fireplaces. The property is gas fired central heating and has double glazed windows.

Externally, there is a stoned driveway to the front of the property with space for two vehicles and to the rear there is a large garden with outhouse. The property will appeal to investors, downsizers and first time buyers alike.



## Key Features

- Two Bedroom Detached Bungalow Within Walking Distance Of Newtownards Town Centre
- Good Sized Living Room With Open Fireplace
- Kitchen With A Good Range Of Units
- Family Bathroom Comprising White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Two Bedrooms With Original Fireplaces
- Off Street Parking To The Front Of The Property And Large Rear Garden With Outhouse
- Early Viewing Is Highly Recommended



## Accommodation

### Comprises:

### Entrance Porch

Tiled floor.

### Entrance Hall

### Living Room

10'5" x 14'0"

Open fireplace with tiled hearth, cast iron surround and mantle.

### Kitchen

Range of low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, four ring electric hob, integrated oven, stainless steel extractor fan and hood, plumbed for washing machine, space for fridge/freezer, gas fired boiler, back door to enclosed rear garden.

### Bedroom 1

10'5" x 13'11"

Double bedroom, fireplace with tiled hearth, cast iron surround and wooden mantle.

### Bedroom 2

8'0" x 10'11"

Fireplace with tiled hearth, cast iron surround and wooden mantle.

## Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower and glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, part tiled walls.

## Outside

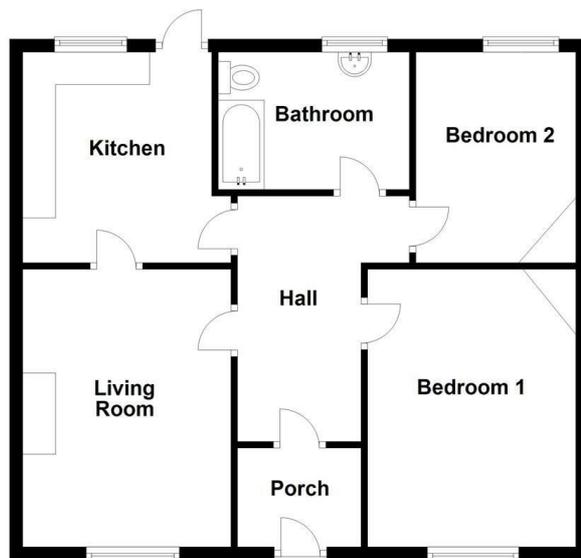
Front - Stoned driveway with space for two vehicles, paved walkway to front door.

Rear - Area in lawn, paved walkway, area in mature shrubs and hedging, outside tap.





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 misstatement. 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		55	58
(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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