

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**67 EAST MOUNT,
NEWTOWNARDS, BT23 8SE**

OFFERS AROUND £144,950



Located on the outskirts of Newtownards and close to all local amenities, schools and arterial routes, this well maintained home will appeal to a good range of buyers due to location and finish.

Newtownards is a busy market town with good shops, coffee shops, restaurants and has many Primary Schools and also Regent Grammar School. Within thirty minutes of Belfast, this home would be suitable for commuters but also first time buyers or downsizers.

Internally, there is an open plan living, kitchen, dining room with ample storage on the ground floor. the kitchen has a good range of units and good space for dining.

The first floor has three bedrooms, two with built in storage and a family bathroom with white suite.

Externally, there are gardens to front and rear and off street parking for multiple vehicles.

We recommend viewing this property at your earliest convenience.



Key Features

- Spacious Semi Detached On The Outskirts Of Newtownards
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Three Good Sized Bedrooms, Two With Built In Storage
- Modern Kitchen With A Good Range Of Units And Open To Dining Area
- Off Street Parking And Gardens To Front And Rear With Areas In Lawn
- Modern Family Bathroom With White Suite
- Close To Newtownards Town Centre And All Local Amenities
- Early Viewing Is Recommended For This Exceptional Home



Accommodation Comprises:

Entrance Hall

Wood laminate floor.

Living Room

11'4" x 13'4"

Wood laminate flooring, built in storage, Inglenook style fireplace with granite hearth, wooden mantle and wood burning stove.

Kitchen/Dining Room

14'7" x 7'8"

Modern range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and built in drainer, integrated fridge/freezer, integrated oven, four ring electric hob with extractor fan, plumbed for washing machine, space for dining, back door to enclosed rear garden.

First Floor

Landing

Built in storage with gas fired boiler.

Bedroom 1

9'2" x 8'4"

Double room with built in robes.

Bedroom 2

11'5" x 6'5"

Built in sliding robes.

Bedroom 3

8'2" x 6'11"

Bathroom

White suite comprising panelled bath with mixer tap, wall mounted shower with glass screen, pedestal wash basin with mixer tap and tiled splashback, low flush wc, panelled walls.

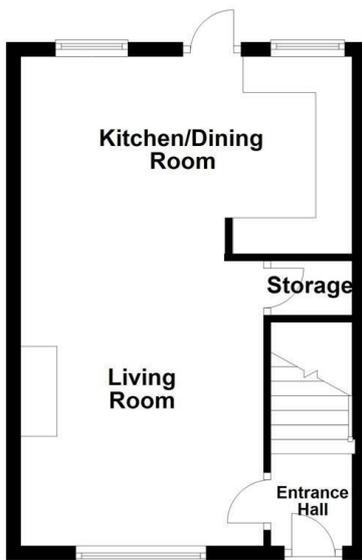
Outside

Front: Stoned driveway with space for multiple vehicles, area in lawn.
Rear: Fully enclosed, area in lawn, outside tap, outside light, space for storage, side gate for bin access.

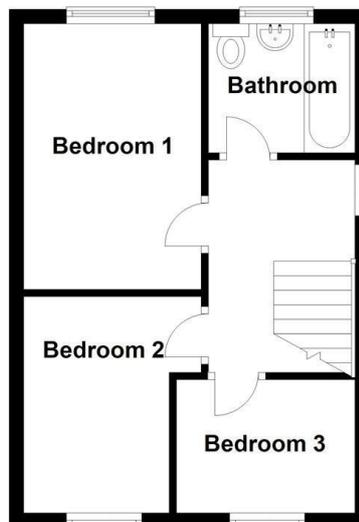




Ground Floor



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		70	72
(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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