

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 HERON CRESCENT,  
NEWTOWNARDS, BT23 8WH**

**OFFERS AROUND £149,950**





Located within a short distance from Newtownards Town Centre, this three bedroom semi-detached bungalow is close to all local amenities, schools and also the main arterial routes to Bangor and Belfast.

The property offers a bright hall, large living room with wood burning stove, kitchen with a good range of units, three bedrooms and a family bathroom comprising white suite.

The property also benefits from oil fired central heating and u PVC double glazed windows.

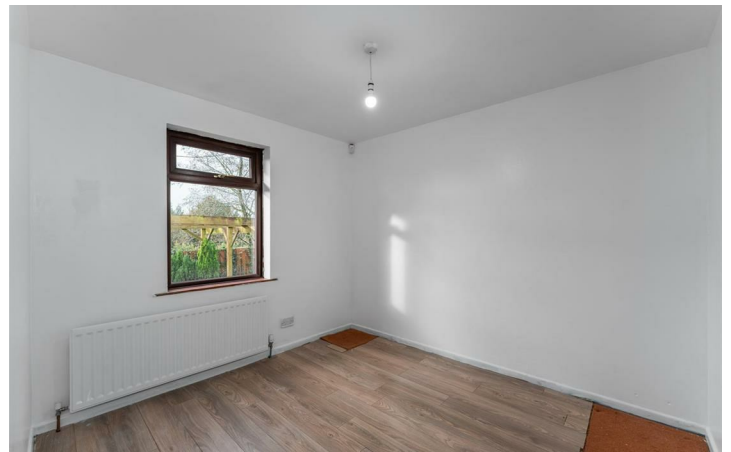
Externally, the property has a detached garage with roller door and has power and light, the rear garden is fully enclosed and there is a generous brick paved driveway with space for multiple vehicles. This property will appeal to a variety of clients, especially first time buyers, investors and downsizers.

Early viewing is highly recommended for this exciting project.



## Key Features

- Three Bedroom Semi-Detached Bungalow In Need Of Modernisation
- Well Proportioned Living Room With Wood Burning Stove
- Kitchen With A Good Range Of Units And Door To Rear Garden
- Family Bathroom Comprising White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Fully Enclosed Rear Garden, Brick Paviour Driveway With Space For Multiple Vehicles
- Quiet Cul De Sac Location Overlooking Green Space
- Early Viewing Recommended, Will Appeal To Downsizers, Investors And First Time Buyers



### Accommodation Comprises:

#### Entrance Hall

Wood laminate floor, built in storage and hotpress.

#### Kitchen

10'11" x 10'9"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixture tap, plumbed for washing machine, 4 ring electric hob, integrated extractor fan, integrated oven, wood laminate floor, rear door to enclosed garden.

#### Living Room

13'1" x 18'7"

Wood laminate floor, inglenook style fireplace with gas stove (currently decommissioned), slate hearth and wooden mantle.

#### Bedroom 1

9'8" x 12'0"

Double bedroom, wood laminate floor.

#### Bedroom 2

8'11" x 9'10"

Double bedroom, wood laminate floor.

#### Bedroom 3

6'3" x 9'8"

Single bedroom, wood laminate flooring

#### Bathroom

White suite comprising panel bath with mixer tap, wall mounted overhead shower, pedestal wash hand basin, low flush wc, part tiled walls.

#### Outside

Front - brick paviour driveway with space for multiple vehicles, area in lawn.

Rear- fully enclosed patio area, oil fired boiler, oil storage tank, area in lawn, area in stones, raised beds with mature shrubs, outside tap, outside light, side gate to bin access.

#### Garage

10'8" x 20'3"

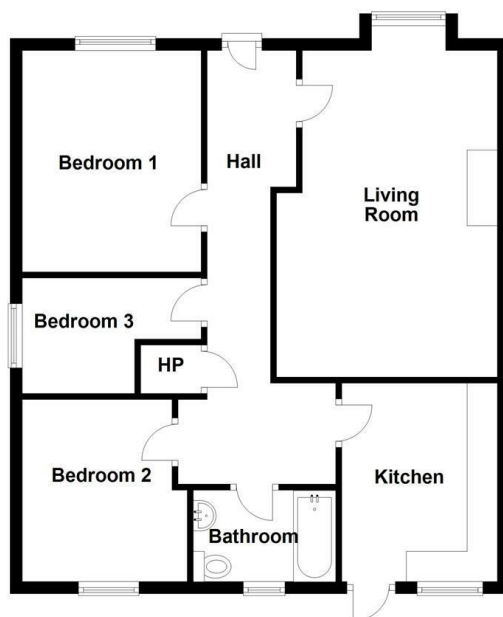
Roller door, plumbed, power and light.







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	69	74
(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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