

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 STANFIELD DRIVE,
NEWTOWNARDS, BT23 8NG**

OFFERS AROUND £165,000



Located in a popular and sought after area of Newtownards, this three bedroom semi-detached property is easily accessible to local amenities, schools and main arterial routes to Bangor, Belfast and down the Peninsula. This home is situated in a quiet cul-de-sac, with easy access to Londonderry Park for leisure activities and local nature walks.

The property offers a spacious tiled hall, large cloak room/storage space, open plan living/dining room with wood burning stove, kitchen and conservatory with back door to enclosed garden. On the first floor there are three bedrooms, one with storage, family bathroom comprising of white suite and floored roofspace with additional storage. The property has gas fired central heating and uPVC double glazed windows.

Externally, there is a tarmac driveway with space for off street parking, enclosed rear garden, garage, workshop and steel shed.

The property appeals to a wide variety of potential buyers from downsizers to investors, to first time buyers alike. Early viewing recommended.

Key Features

- Three Bedroom Semi-Detached Property Within Walking Distance Of Newtownards Town Centre
- Open Plan Living/Dining Room With Wood Burning Stove
- Fitted Kitchen With Good Range Of Units
- Three Bedrooms, One With Built In Storage
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway With Off Street Parking, Enclosed Rear Garden, Garage And Workshop
- Close To Local Amenities, Schools And Main Arterial Routes To Bangor Belfast Down The Peninsula



Accommodation

Comprises:

Entrance Hall

Tiled floor, under stair storage/cloakroom.

Living/Dining Room

11'3" x 23'11"

Wood burning stove, tiled hearth, iron surround and mantle.

Kitchen

7'10" x 13'2"

Range of high and low level units, laminate work surfaces, one and a quarter inset sink with mixer tap and drainer, space for cooker, integrated extractor fan, space for fridge/freezer, plumbed for washing machine, tiled floor and partly tiled walls.

Conservatory

8'8" x 9'0"

Tiled floor, partially tiled walls, back door to enclosed rear garden.

First Floor

Landing

Roofspace access.

Bedroom 1

9'10" x 12'6"

Double bedroom.

Bedroom 2

9'4" x 11'2"

Double bedroom.

Bedroom 3

7'5" x 9'2"

Built in storage.

Bathroom

White suite comprising tiled bath with mixer tap, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, partially tiled walls, enclosed gas fired boiler with storage.

Garage

20'2" x 8'4"

Up and over door.

Workshop

16'11" x 8'1"

Power, light and side access.

Outside

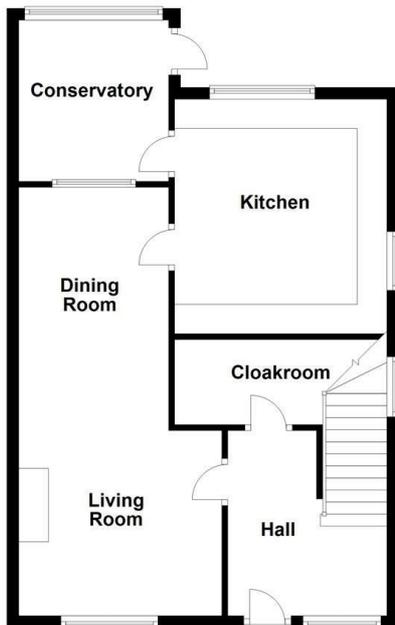
Front - Tarmac driveway with space for off street parking, area in pebble stones.

Rear - Fully enclosed, area in stones, patio area, side access for bins, space for storage, outside tap and light, raised area with water feature.

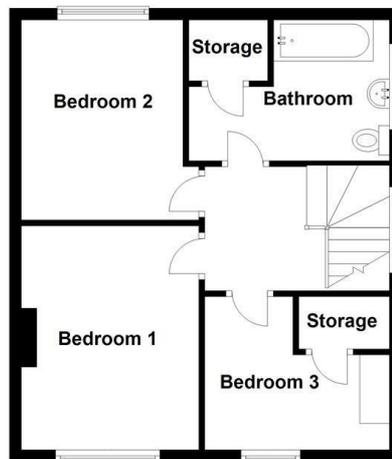




Ground Floor



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		69	71
(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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