

ULSTER PROPERTY SALES

# UPS

## RENTALS - NEWTOWNARDS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



### 3 AUDLEYS CLOSE, NEWTOWNARDS, BT23 8WF

| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
| Very energy efficient - lower heating costs                             | Current | Potential               |
| 100-91 kWh/m <sup>2</sup> A   |         |                         |
| 91-81 kWh/m <sup>2</sup> B  |         |                         |
| 81-65 kWh/m <sup>2</sup> C  |         |                         |
| 65-55 kWh/m <sup>2</sup> D  |         |                         |
| 55-45 kWh/m <sup>2</sup> E  |         |                         |
| 45-35 kWh/m <sup>2</sup> F  |         |                         |
| 35-25 kWh/m <sup>2</sup> G  |         |                         |
| Below 25 kWh/m <sup>2</sup> Not energy efficient - higher heating costs |         |                         |
| Northern Ireland  |         | EU Directive 2002/91/EC |

## £1,450 PER MONTH





Welcome to Audleys Close, Newtownards - a popular location for this detached four-bedroom house. This property boasts a large double-storey extension, offering space for a growing family or those who love to entertain.

As you step inside, you are greeted by separate living and lounge areas, providing versatility for relaxation and socialising. The open-plan kitchen and dining room are perfect for hosting dinner parties or enjoying family meals together, with the added convenience of a separate utility room.

Upstairs, you will find four bedrooms, including a master bedroom with a built-in shower for added luxury and convenience. The property has been well maintained, ensuring that you can move in and start enjoying your new home straight away.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the potential and comfort that this property has to offer.

**\*\* Note pictures shown are historic and subject to slight change \*\***





## Key Features

- Detached Four Bedroom Property With Large Double Storey Extension
- Separate Livingroom And Lounge Areas
- Ground Floor Toilet Suite And Additional First Floor Family Bathroom
- Open Plan Kitchen/Dining Room With Separate Utility Room
- Four Bedrooms On The First Floor, Master With Built-In Shower
- Well Maintained & Decorated To A Good Standard Throughout
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Early Viewing Is Highly Recommended For This Family Home



### Accommodation Comprises;

#### Entrance Hallway

Tiled flooring.

#### Living Room

13'5" x 14'6"

Wood laminate flooring.

#### Dining Room

9'3" x 20'9"

Wood laminate flooring, patio doors to rear garden, under staircase storage.

#### Kitchen

9'2" x 22'5"

Modern range of high and low level units, laminate work surfaces, integrated appliances to include; fridge/freezer, electric under oven, inset composite sink unit with mixer tap, tiled flooring, four ring gas hob with stainless steel extractor fan and hood, space for informal dining, recessed spotlights.

#### Utility Room

Modern range of high and low level units, laminate work surfaces, tiled flooring, plumbed for washing machine and space for tumble dryer.

#### Ground Floor W/C

White suite comprising low flush w.c., wall mounted wash hand basin with tiled splashback, laminate flooring and extractor fan.

#### Lounge

9'4" x 14'3"

Wood laminate flooring.

#### First Floor

#### Landing

Built in storage.

#### Bathroom

White suite comprising low flush w.c., semi pedestal wash hand basin with mixer tap, panelled bath, recessed spotlights, fully tiled walls, tiled flooring.

#### Bedroom 1

9'4" x 18'4"

Double bedroom with built in wardrobe.

#### En-Suite

White suite comprising low flush w.c., vanity unit with wash hand basin with mixer tap, tiled shower enclosure with overhead shower and glazed door, recessed spotlights, fully tiled walls, tiled flooring.

#### Bedroom 2

9'10" x 10'8"

Double bedroom, built in wardrobe, wood laminate flooring.

#### Bedroom 3

10'8" x 9'4"

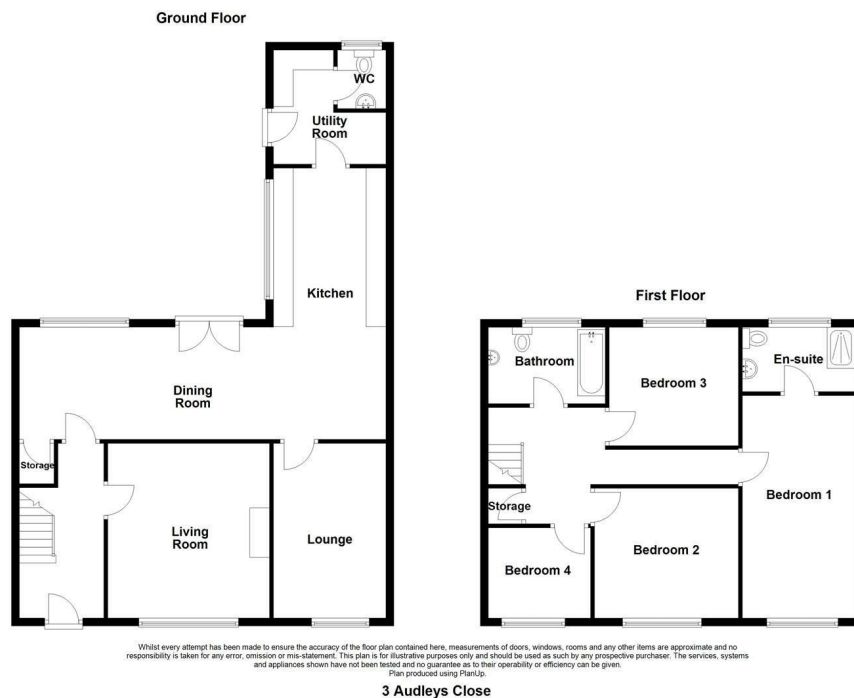
Wood laminate flooring.

#### Bedroom 4

7'5" x 7'4"

Wood laminate flooring.





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 Mr Andrew Haylett on 07814878577.

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. 17996012**

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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