

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 LANSDOWNE PARK,
NEWTOWNARDS, BT23 4NU**

OFFERS AROUND £229,950

Located in the sought-after Lansdowne Park area of Newtownards, this charming semi-detached chalet bungalow is new to the market.

As you step inside, you are greeted by a bright reception room with open fire place ideal for entertaining guests or simply relaxing with your loved ones. With four bedrooms spread across the property, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

The property features a detached garage, offering secure parking or extra storage space. The charm of this chalet bungalow is further enhanced by a smart nest heating system and solar panels.

Early viewing is highly recommended to fully appreciate the potential this property holds. Don't miss out on the opportunity to make this house your home.



Key Features

- Well Maintained Semi Detached Chalet Bungalow In The Lansdowne Area
- Two Reception Rooms, One With Open Fireplace
- Four Bedrooms, One With Built In Wardrobes
- Oil Fired Central Heating and Double Glazed Windows
- Good Sized Kitchen With Space For Dining
- Spacious Sunroom With Double Doors To Rear Garden
- Off Street Parking And Detached Garage With Utility Area
- Close To Newtownards Town Centre And Main Arterial Routes



Accommodation

Comprises:

Entrance Hall

Wood effect laminate flooring, space under stairs for storage.

Living Room

11'8" x 16'6"

Open fireplace with tiled hearth and iron surround with decorative tiles, wooden mantle and wood effect laminate flooring.

Kitchen / Dining

18'4" x 13'3"

Range of high and low level units, wood laminate work surfaces, one and a quarter inset sink with mixer tap and drainer, space for range cooker, plumbed for American fridge freezer, integrated dishwasher, stainless steel extractor hood, space for dining, tile splash back, wood effect laminate flooring and under counter lighting.

Sunroom

10'3" x 15'7"

Laminate flooring, Velux type window and double patio doors into enclosed rear garden.

Snug Room

9'9" x 9'9"

Laminate flooring.

Bedroom 3

10'1" x 13'1"

Double bedroom.

Shower Room

White suite comprising corner shower cubicle with wall mounted overhead shower, glazed sliding door, vanity unit with storage, tile splashback and mixer tap, low flush wc and extractor fan.

First Floor

Landing

Velux window and access to the roofspace.

Bedroom 1

9'8" x 16'7"

Double bedroom with built in wardrobes.

Bedroom 2

11'8" x 20'0"

Double bedroom with velux window.

Bathroom

White suite comprises panelled bath with mixer tap, vanity unit with storage, mixer tap and tile splashback, low flush wc, velux type window and part tiled walls.

Garage

11'0" x 13'8"

Utility area - Range of units, wood effect laminate flooring, plumbed for washing machine and space for tumble drier. Oil fired boiler and storage area.

Outside

Rear - Fully enclosed, decked area, area in stone, outside tap and light, side gate for access, space for storage, oil tank and steps to rear door.
Front - Tarmac driveway with space for multiple vehicles, area in lawn, beds with shrubs and hedging.







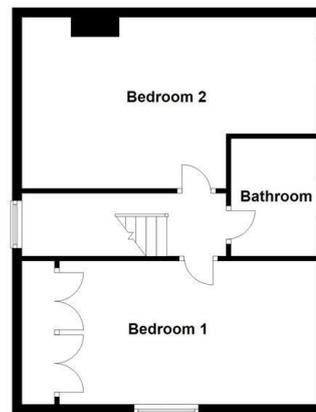




Ground Floor



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	77
(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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