

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

**028 91811444**

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**149 BANGOR ROAD,  
NEWTOWNARDS, BT23 7AU**

**OFFERS AROUND £249,950**



Situated on Bangor Road in Newtownards, this charming detached chalet bungalow offers a fantastic opportunity for those seeking a spacious property in a popular location. Boasting two reception rooms, each adorned with inviting open fireplaces, this home exudes warmth and character.

With three bedrooms, including two on the first floor and one on the ground floor, this property provides flexibility and convenience for families or individuals alike. The layout offers the perfect canvas for those looking to modernise and create a home tailored to their tastes and needs.

Whether you're a first-time buyer eager to put your stamp on a property or an investor seeking a promising project, this bungalow presents endless possibilities. Don't miss out on the chance to transform this space into a modern haven while retaining its traditional charm. Embrace the potential and make this house your home today.



## Key Features

- Spacious Detached Chalet Bungalow In A Popular Location
- Fantastic Opportunity To Modernise To A Good Standard
- Two Reception Rooms, Both With Open Fireplaces
- Two Bedrooms On The First Floor, One On The Ground Floor
- Family Bathroom Comprising Of White Suite
- Surround Garden With Paved Entertaining Area And Outhouse
- Perfect Project For First Time Buyers Or Investors
- Early Viewing Is Recommended



### Accommodation Comprises;

#### Entrance Hallway

#### Lounge

10'11" x 22'1"

Open fireplace with surround, wooden mantle, double patio doors to rear garden.

#### Living Room

11'5" x 12'0"

Wooden flooring. (fire not in use)

#### Kitchen

11'6" x 21'10"

Range of high and low level units, laminate work surfaces, sink unit with mixer tap and drainer, part tiled walls, range cooker, concealed extractor fan, space for fridge/freezer, dishwasher, informal dining, plumbed for washing machine, recessed spotlights, tiled flooring, built in storage, access to hot press, back door to rear garden.

#### Bedroom 3

9'9" x 12'1"

Double bedroom.

#### Bathroom

White suite comprising panelled bath with mixer tap and overhead electric shower, glazed shower screen, low flush w/c, pedestal hand basin with mixer tap, recessed spotlights, vinyl flooring, fully tiled walls.

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

9'6" x 11'0"

Velux window.

#### Bedroom 2

8'7" x 11'8"

Velux window.

#### Outside

Front: Paved pathway to lawn, mature plants, shrubs and trees, outside tap, outside light, patio entertainment area and enclosed rear garden.  
Side and Rear: Stone driveway for multiple vehicles accessed via North Road, stone pathway to lawn with mature shrubs and trees.

#### Garage

Up and over door.

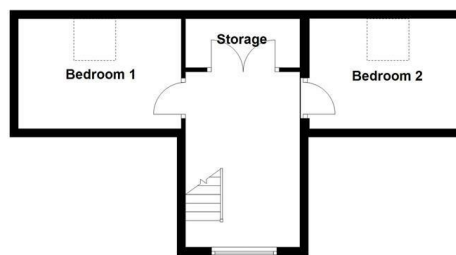




Ground Floor



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 PlanItUp

149 Bangor Road

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 19      | 50                      |
| (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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ANDERSONSTOWN  
028 9060 5200

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