

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



**26 TULLYNAGARDY LANE,  
NEWTOWNARDS, COUNTY**

**ASKING PRICE £229,950**





This beautiful, modern build semi-detached property is located in the popular Tullynagardy development off the Crawfordsburn Road in Newtownards. Situated on an excellent site, this well maintained house will impress many with the quality of finish, ideal location and space available throughout.

Internally the property has a spacious living room, downstairs wc and a well appointed kitchen / diner fitted with a range of modern units and a variety of appliances. There are three bedrooms upstairs, the master benefitting from a modern ensuite and there is also a large family bathroom. Externally the front has space for two cars leading to a detached garage and private rear garden mainly laid lawn and patio area. The property further benefits from a small front garden.

Early viewing is highly recommended for this well presented semi-detached home.



## Key Features

- Stunning Semi-Detached Property Within The Popular Tullynagardy Development
- Spacious Lounge With Open Fireplace
- 3 Good Sized Bedrooms, Master With En Suite Shower Room
- Modern Kitchen With A Range Of Built In Appliances
- Family Bathroom and Downstairs W.C.
- Gas Fired Central Heating And uPVC Double Glazed Windiws
- Enclosed Rear Garden And Detached Garage
- Early Viewing Recommended To Avoid Disappointment!



### Entrance Hall

With Separate W.C

### Lounge (Max, plus bay)

16'5 x 13'2

Bay window, open fireplace with granite hearth and ceramic mantle.

### Kitchen / Dining Room

(Max)

13'2 x 9'10

Range of high and low level units, black laminate worktops, one and a quarter stainless steel sink with mixer tap and built in drainer, integrated dishwasher, integrated fridge/freezer, four ring gas hob, integrated oven, stainless steel extractor hood, ceramic tiled floors, recessed spotlights, back door leading to enclosed rear garden.

### Master Bedroom

11'2 x 9'10

Double bedroom.

### En-suite

White suite comprising, enclosed shower unit, wall mounted overhead shower, sliding doors, wall mounted basin with mixer taps and tile splashback, low flush w/c, partially tiled wall, tiled floor, extractor fan.

### Bedroom 2 (Max)

12'10 x 8'3

Double bedroom.

### Bedroom 3

9'8 x 8'3

### Bathroom

7'8 x 6'6

White suite comprising, panelled bath with mixer taps and shower connection, wall mounted basin with mixer tap and tile splashback, low flush w/c, heated towel rail, tiled floor, partially tiled walls, extractor fan.

### Garage

Roller door, power, lights and plumbed for washing machine.

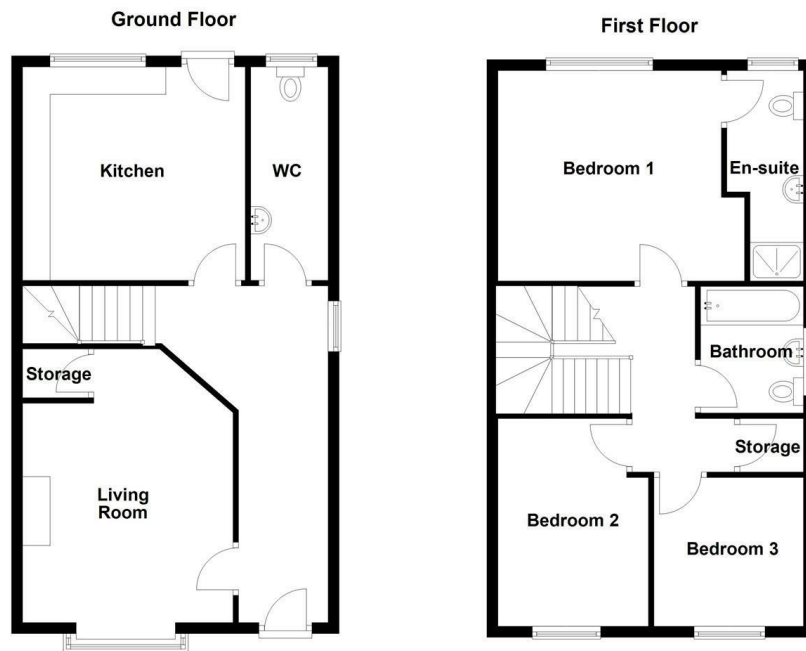
### Outside

Front - Area in lawn, area in shrubs, tarmac driveway with space for multiple vehicles.

Rear - Fully enclosed, area in lawn, area in shrubs, tarmac path to garage, outside tap and lights.







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		80	81
(69-80) C			
(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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