

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 STRANGFORD HEIGHTS,  
NEWTOWNARDS, BT23 8ND**

**OFFERS OVER £199,950**



Located in a popular residential area this three bedroom semi-detached property is a short distance from Newtownards Town Centre, local amenities, schools and main arterial routes to Bangor, Belfast and further afield.

The property offers a flexible living space with open plan living/dining room, kitchen plumbed for a range of appliances, conservatory with views of Newtownards and Strangford Lough, snug/downstairs bedroom, family bathroom comprising of white suite and separate w/c. On the first floor, there are two double bedrooms and eaves storage. The property has oil fired central heating and PVC double glazed windows. Externally, there are mature gardens to the front and rear of the property, furthermore there is a off street parking available.

Early viewing is recommended, so too not miss out on a great property.



## Key Features

- Three Bedroom Semi-Detached Property
- Kitchen Plumbed For Appliances Leading To Conservatory
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Located Close To Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes To Bangor, Belfast And Further Afield
- Open Plan Living/Dining Room
- Family Bathroom Comprising Of White Suite
- Mature Garden To The Front And Rear Of The Property and Off Street Parking
- Early Viewing Recommended



### Accommodation Comprises:

#### Entrance Hall

Tiled floor.

#### Living Room

11'6" x 20'10"

Wood laminate floor, open fireplace, tiled hearth and wooden mantle.

#### Bedroom 1

12'4" x 7'10"

Wood laminate floor.

#### Kitchen

7'7" x 11'8"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, four ring electric hob, integrated oven and grill, integrated extractor fan, laminate floor, tiled walls, recessed spotlights and panelled ceiling.

#### Conservatory

9'7" x 15'0"

Tiled floor, double door onto decked area, side door to the front of the property and multi-fuel stove.

#### Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, shower screen, vanity unit with mixer tap and storage, recessed spotlights, tiled floor, tiled walls, heated towel rail.

#### W/C

Low flush w/c, tiled floor, tiled walls.

### First Floor

#### Bedroom 2

12'2" x 17'4"

Double bedroom with storage area and wooden floor.

#### Bedroom 3

8'11" x 12'7"

Double bedroom with built in storage and wooden floor.

#### Outside

Front - Tarmac driveway with space for off street parking, area in mature shrubs and hedging.

Rear - Fully enclosed, area of lawn, decked area, mature shrubs and hedging, outside tap and light.





















| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 30      | 52                      |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>Northern Ireland</b>                     |         | 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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