

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 CANBERRA GARDENS,
NEWTOWNARDS, BT23 4RN**

OFFERS OVER £84,950



A fantastic opportunity to acquire a spacious terraced property in a popular residential location, just a short distance from Newtownards town centre and it's wide range of local amenities. Ideal for first-time buyers or investors alike, this property offers generous accommodation, both inside and out.

The property features a spacious living room, complete with solid wood flooring and feature fireplace with electric fire. The kitchen is fitted with a range of units and offers ample space for appliances with the addition of a separate utility room with access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage, as well as a family bathroom suite. Additional benefits include a gas fired central heating system and uPVC double glazed windows throughout.

Externally, the property boasts a paved driveway providing off-street parking, front garden laid in lawn, and an enclosed rear garden offering a private outdoor space to enjoy. View now to avoid disappointment.

Key Features

- Spacious Terraced Property In A Popular Residential Location
- Living Room With Solid Wood Flooring And Electric Fire
- Kitchen With A Range Of Units, Space For Appliances & Utility Room
- Three Bedrooms With Built-In Storage & Family Bathroom Suite
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Paved Driveway, Enclosed Rear Garden & Front Garden In Lawn
- A Short Distance From Newtownards Town Centre & Local Amenities
- An Ideal Property For First Time Buyers Or Investors Alike



Accommodation Comprises:

Entrance Hall

Solid wood flooring.

Living Room

13'9" x 14'3"

Fireplace with electric fire, wooden mantle, brick surround, tiled hearth, solid wood flooring.

Kitchen

11'10" x 10'6"

Range of high and low level units, laminate work surfaces, inset stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge freezer, tiled flooring.

Utility

4'9" x 11'8"

Tiled flooring, access to rear garden.

First Floor

Landing

Access to hot press.

Bedroom 1

10'9" x 10'2"

Double bedroom, built-in storage.

Bedroom 2

8'9" x 11'10"

Double bedroom, built-in storage.

Bedroom 3

8'2" x 8'11"

Built-in storage.

Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer tap, tile panelled bath with mixer tap, partly tiled walls, tiled flooring.

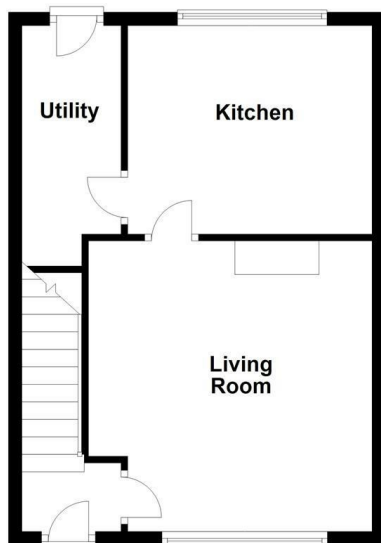
Outside

Front garden in lawn, paved walkway. Enclosed rear garden with area in stone, paved driveway, paved walkway, outside tap and light.

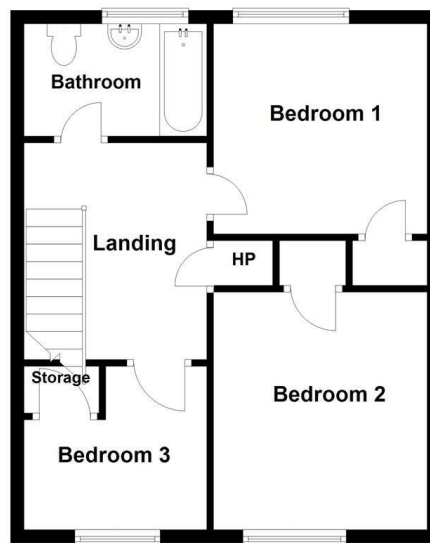




Ground Floor



First Floor



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		
(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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