

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 CARLETON BRIDGE WAY,  
NEWTOWNARDS, BT23 4EL**

**ASKING PRICE £219,950**



Located in the convenient South Street area of Newtownards in the brand new Carleton Bridge Mews development, this beautiful semi detached home is central to the town centre and within walking distance to all local amenities and arterial routes to Belfast.

The ground floor features an entrance hall, spacious living room, modern fitted kitchen with quartz work surfaces, integrated appliances and downstairs wc.

Upstairs, there is a floored roofspace with ladder, 3 bedrooms, and a family bathroom with white suite.

Outside the rear garden is fully enclosed and beautifully landscaped.

The property has been immaculately finished to an extremely high standard and also benefits from a 6 panel solar PV system and gas fired central heating.

Early viewing is recommended to secure this wonderful home!



## Key Features

- 3 Bed Semi Detached Property In Popular New Build Residential Development in Central Newtownards
- Modern Kitchen With Range Of Integrated Appliances And Quartz Work Surface
- Gas Fired Central Heating and uPVC Windows
- Fully Enclosed And Landscaped Rear Garden
- Spacious Family Living Room
- Family Bathroom And Downstairs WC
- 6 Panel Solar PV System And Pre Wired For Car Charger
- Early Viewing Recommended To Avoid Disappointment!



### Accommodation Comprises:

#### Ground Floor

##### Entrance Hall

Wood laminate flooring.

##### Living Room

16'10 x 11'07

Wood laminate flooring.

##### Kitchen

15'03 x 12'08

Modern range of high and low level units with quartz work surface, Normende oven and 4 ring electric hob, stainless steel extractor fan and hood, quartz upstands and splashback, integrated fridge freezer, dishwasher, washer dryer, tiled floor, double doors to rear garden

##### W/c

White suite comprising low flush wc, wash hand basin with mixer tap and tiled splash back, tiled floor.

#### First Floor

##### Landing

Ladder to floored roof space.

##### Bedroom 1

15'03 x 9'10

Wood laminate flooring, built in wardrobes.

##### Bedroom 2

12'08 x 7'10

Wood laminate flooring.

##### Bedroom 3

9'03 x 7'00

##### Bathroom

White suite comprising low flush wc, panelled bath with mixer tap and overhead shower, wash hand basin with mixer tap, corner shower enclosure, part tiled walls, tiled floor, recessed spotlights, extractor fan.

##### Outside

Front: Tarmac area with space for 2 vehicles

Back: Landscaped area, paved walkway, sleeper wood raised bed, shed.





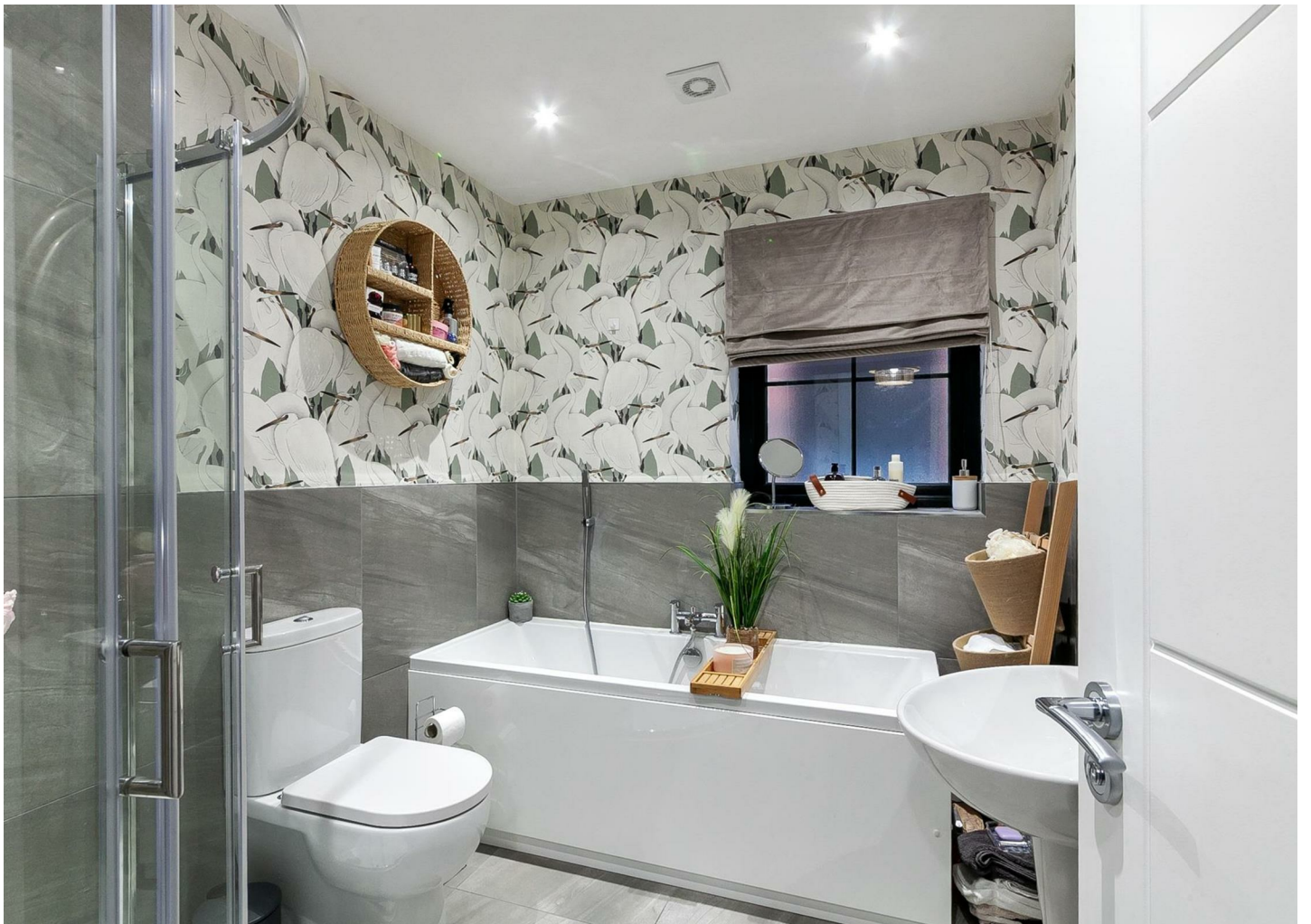








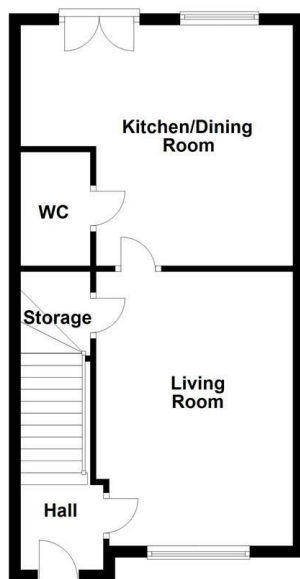




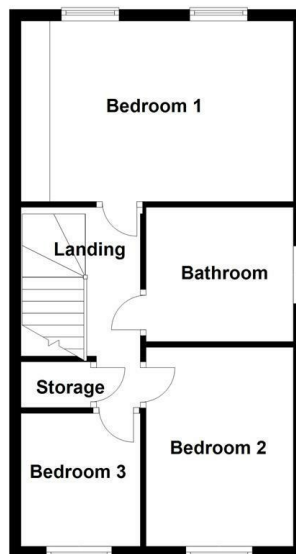




Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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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