

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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**028 91811444**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**35 BRIDGE STREET, COMBER,  
NEWTOWNARDS, BT23 5AT**

**OFFERS AROUND £119,950**





Tucked away in a quiet yet central location, this three bedroom town house is perfectly positioned within walking distance of shops and local amenities, making it an ideal home for professionals, small families, or those looking to downsize without compromising on convenience.

The ground floor comprises front entrance porch, living room with wood laminate flooring, and a fitted kitchen with space for appliances and tiled flooring. Upstairs, the property boasts three bedrooms and family bathroom with white suite. Additionally, the property benefits from oil-fired central heating and double glazing throughout.

Outside, access to parking is through an adjoining archway leading to a communal courtyard. A detached garage offers secure parking or storage, and to the rear of the garage lies a patio area with outside tap and light.

Viewing is highly recommended to appreciate all this home has to offer.

## Key Features

- Three Bedroom Townhouse Close to Local Amenities
- Lounge With Gas Fire And Wood Laminate Flooring
- Fitted Kitchen With Space For Appliances & Tiled Flooring
- Three Well Proportioned Bedrooms On The First Floor
- Bathroom Suite With Bath & Separate Shower Cubicle
- Communal Parking To Rear And Detached Garage
- Oil Fired Central Heating And Double Glazed Windows
- Ideal For First Time Buyers, Downsize Or Investors Alike



### Accommodation Comprises:

#### Ground Floor

##### Porch

3'4" x 7'8"

##### Living Room

12'9" x 17'8"

Wood laminate flooring, electric fireplace with wooden mantle and tiled hearth.

##### Kitchen

13'9" x 8'1"

Range of high and low level units, wood laminate worktops, part tiled walls, stainless steel sink with mixer tap, space for oven and fridge freezer, access to hot press and plumbed for washing machine.

#### First Floor

##### Landing

##### Bedroom 1

13'0" x 7'8"

Double bedroom.

##### Bedroom 2

7'3" x 16'1"

Double bedroom.

##### Bedroom 3

7'10" x 9'0"

##### Bathroom

White suite comprising low flush WC, pedestal wash hand basin with mixer tap, shower enclosure with overhead electric shower, sliding glass doors, panelled bath with mixer tap, tiled walls and recessed spotlights.

##### Garage

11'8" x 23'10"

Power and light with up and over doors.

##### Outside

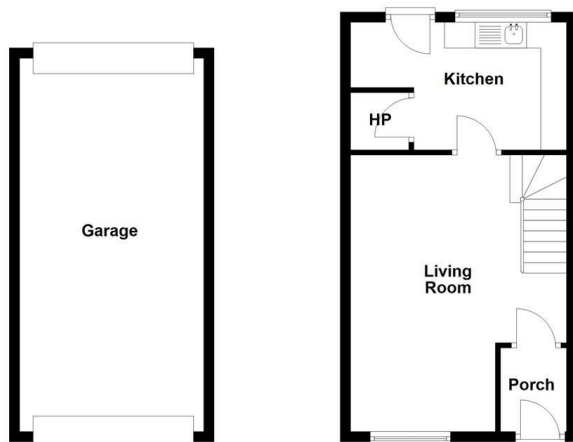
Communal parking, patio area, outside tap and light.



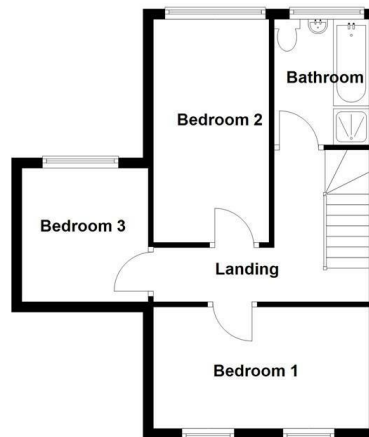




Ground Floor



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	57	60
(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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