

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**150 CIRCULAR ROAD,  
NEWTOWNARDS, BT23 4NS**

**OFFERS AROUND £154,950**





Situated on the charming Circular Road in Newtownards, this end terrace house is a true gem waiting to be discovered. Boasting a delightful blend of modernity and comfort, this beautifully renovated home offers a perfect retreat within walking distance to Newtownards Town Centre.

Step inside to find a welcoming space with one reception room that is perfect for entertaining guests, through to modern kitchen with range of units and separate utility area. There are three bedrooms, one which features a built-in mid sleeper single bed, perfect for a young family! Further benefits include; full electrical re-wire, new gas-fired central heating and new PVC double glazed.

Don't miss the chance to make this charming property your own. An early viewing is highly recommended to fully appreciate what this home has to offer.



## Key Features

- Beautifully Renovated Home Within Walking Distance To Newtownards Town Centre
- Three Bedrooms, One With Feature Built-In Mid-Sleeper Bed
- Bathroom With Brand New White Suite
- Modern Kitchen With A Range Of Units And Storage
- Good Sized Living Room And Utility Room
- Newly Installed Gas Fired Central Heating And PVC Double Glazed Windows
- Gardens to Front, Side And Rear With Off Street Parking
- Early Viewing Is Highly Recommended For This Home



## Accommodation

### Comprises:

#### Entrance Hall

Storage under the stairs, wood laminate flooring.

#### Living Room

13'2" x 12'0"

Electric fireplace with tiled hearth, surround and wooden mantle, wood laminate flooring.

#### Kitchen

7'10" x 10'8"

Modern range of high and low level units with wood laminate work surfaces, inset sink unit with mixer tap, integrated appliances to include; under oven, 4 ring electric hob, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine, wood laminate flooring.

#### Utility Room

7'10" x 7'4"

#### First Floor

#### Landing

#### Bedroom 1

9'11" x 12'0"

Built in storage, double bedroom.

#### Bedroom 2

11'1" x 8'5"

Double bedroom.

#### Bedroom 3

9'0" x 9'4"

Wood laminate flooring, built in mid sleeper single bed.

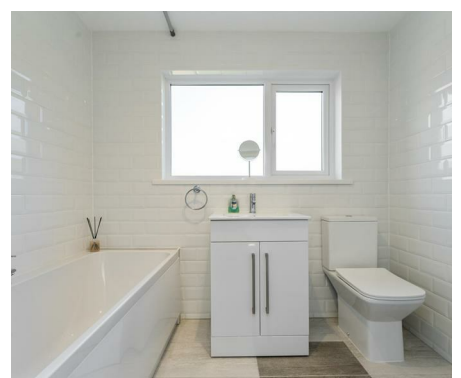
#### Bathroom

White suite comprising panelled bath with overhead shower, low flush wc, vanity unit with mixer tap, tiled walls, tiled floor and extractor fan.

#### Outside

Front - Fully enclosed, area in lawn, area in mature shrubs, paved area, off street parking.

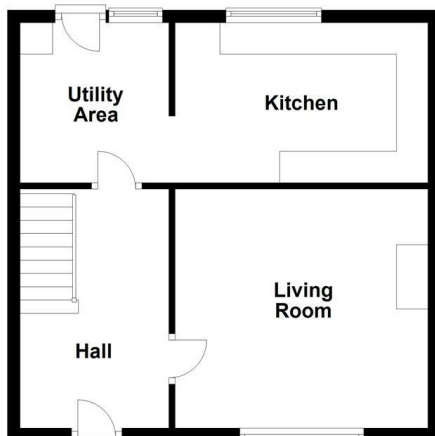
Rear - Paved pathway, area in stone, outhouse for storage with power and light, fully enclosed.



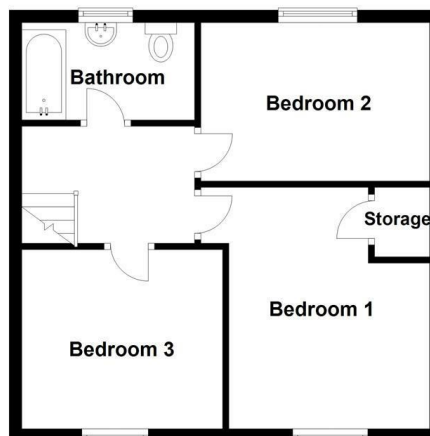




**Ground Floor**



**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.

**150 Circular Road, Newtownards**

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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