

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 MOVILLA MEWS,
NEWTOWNARDS, BT23**

OFFERS OVER £199,950

This well-maintained four bedroom family home is located in the sought-after Movilla Mews, just a short distance from Newtownards town centre and all local amenities.

The ground floor offers generous living space, including two spacious reception rooms, a modern kitchen with ample space for informal dining, and a utility room for added convenience. Upstairs, you'll find four well-sized bedrooms, including a master with an en-suite, as well as a family bathroom featuring a modern white suite.

Outside, the property benefits from a garden in lawn to the front, with generous stone driveway. The rear garden offers a fully enclosed, private garden in lawn. with decked seating area. Additionally, the property benefits from an integral garage with power and light, gas fired central heating and uPVC triple glazed windows. View now to avoid disappointment.



Key Features

- Four Bedroom Mid Terrace Property With Spacious South Facing Garden
- Modern Kitchen/ Dining With Separate Utility Room Leading To Garage
- Family Bathroom With White Suite, Fully Tiled Walls And Tiled Flooring
- Stoned Driveway To The Front And Enclosed South Facing Rear Garden
- Living Room With Tile Flooring And Sun Room With Patio Doors To Rear
- Four Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating System And uPVC Triple Glazed Windows
- Well Maintained Property Throughout And Finished To A High Standard



Accommodation

Comprises:

Entrance Hall

Tiled floor.

Living Room

11'6" x 16'1"

Tiled floor, wall mounted electric fire.

Kitchen / Dining

20'0" x 7'6"

Modern range of shaker-style high and low level units with laminate work surfaces, inset single drainer stainless steel sink unit with mixer taps and drainer, integrated oven and 4 ring gas hob, integrated dishwasher, stainless steel extractor hood, space for fridge/freezer, partly panelled walls, recessed spotlights, tiled flooring, under stairs storage.

Utility Room

5'1" x 7'6"

Plumbed for washing machine, space for tumble dryer, tiled floor and access to garage.

Sun Room

12'4" x 16'3"

Tiled floor, patio doors to rear garden.

First Floor

Landing

Tiled floor, built-in storage, access to roofspace via slingsby type ladder.

Bedroom 1

11'7" x 13'2"

Double room, tiled floor.

Ensuite Shower Room

White suite comprising shower enclosure with overhead shower, sliding glass doors, pedestal wash hand basin with mixer tap, low flush wc, recessed spotlights, PVC walls and vinyl flooring.

Bedroom 2

10'4" x 12'7"

Double room.

Bedroom 3

8'5" x 9'2"

Double room, wood laminate flooring.

Bedroom 4

10'0" x 7'8"

Bathroom

Modern white suite comprising bath with tiled surround, mixer tap with overhead shower, pedestal wash hand basin with mixer tap, recessed spotlights, tiled walls and tiled flooring.

Garage

9'8" x 16'10"

Power and light and roller shutter garage door.

Outside

Front: Area in lawn, mature plants and stone driveway for multiple vehicles. Rear: South facing enclosed garden with area in lawn, area in stone, paved patio area with walkway, decked entertaining area, outside tap and light.



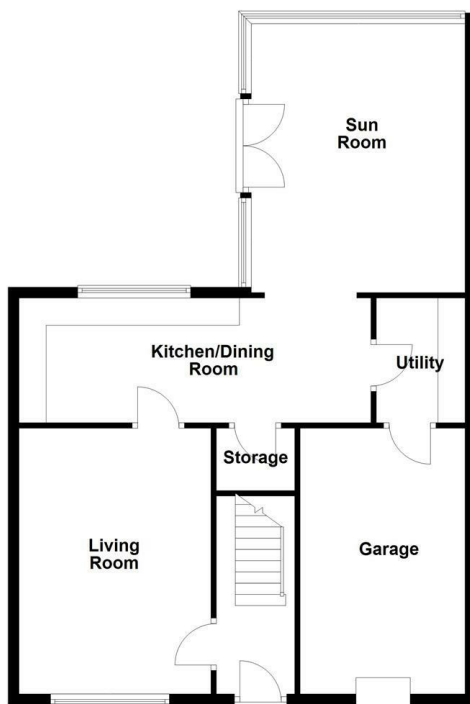




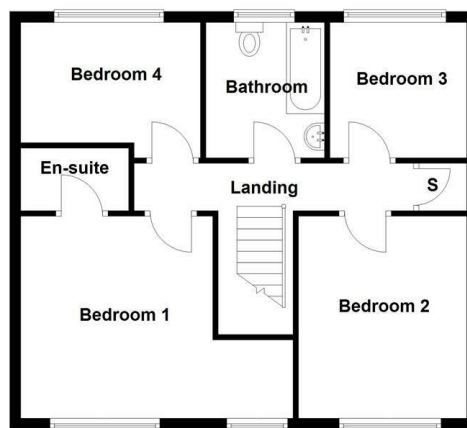




Ground Floor



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	55	66
(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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