

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 DONAGHADEE ROAD,  
NEWTOWNARDS, BT23 7HB**

**£1,095 PER MONTH**

Located in a highly sought after residential area, this detached house is a charming and well maintained bungalow that perfectly combines comfort and convenience. This delightful home boasts a spacious living room with wood laminate flooring, and fully fitted kitchen with integrated appliances.

The bungalow features two generously sized bedrooms, each providing ample built in storage, ensuring a clutter free living space. The modern white suite shower room, with partially tiled walls, adds a touch of contemporary style and convenience.

With oil fired central heating and double glazed windows throughout, the home ensures warmth and energy efficiency. The private, enclosed rear walkway with a coal shed offers practical storage, while the well-kept lawn area, surrounded by mature plants and shrubs, creates a serene outdoor retreat.

With the picturesque view of Scrabo, this home is conveniently located near local amenities, schools and transport links, making it an excellent choice for those looking to settle in a friendly community.



## Key Features

- Recently Renovated Charming Bungalow In An Excellent Location
- Newly Fitted Kitchen With Integrated Appliances
- Modern White Shower Room
- Area In Lawn With Mature Plants, Shrubs and Trees for Relaxed Outdoor Living
- Spacious Living Room Featuring Dual Aspect Views
- Two Generously Sized Bedrooms, Both Offering Built-in Storage
- Oil Fired Central Heating and Double Glazed Windows
- Early Viewing Is Highly Recommended For This Property



### Accommodation Comprises:

#### Hall

13'02 x 11'01

Wood laminate flooring and built in storage.

#### Living Room

12'05 x 11'02

Dual aspect windows, wood laminate flooring, electric fireplace, wooden mantle, tiled hearth.

#### Kitchen

11'10 x 8'11

Modern range of high and low level units, wood laminate worktops, stainless steel sink with mixer tap, integrated appliances to include; oven with four ring electric hob, extractor hood, plumbed for washing machine, space for fridge freezer, vinyl flooring, part tiled walls, recessed spotlights and access to rear garden.

#### Bedroom 1

12'05 x 11'02

Double bedroom.

#### Bedroom 2

11'03 x 8'11

Double bedroom.

#### Shower Room

Modern white suite comprising vanity unit with mixer tap and storage, shower enclosure with sliding door.

#### Outside

Front & Side: Tarmac driveway, area

in lawn, mature trees, plants and hedges, outside light.

Rear: Paved walkway, enclosed rear garden, access to coal shed, outside tap and light.

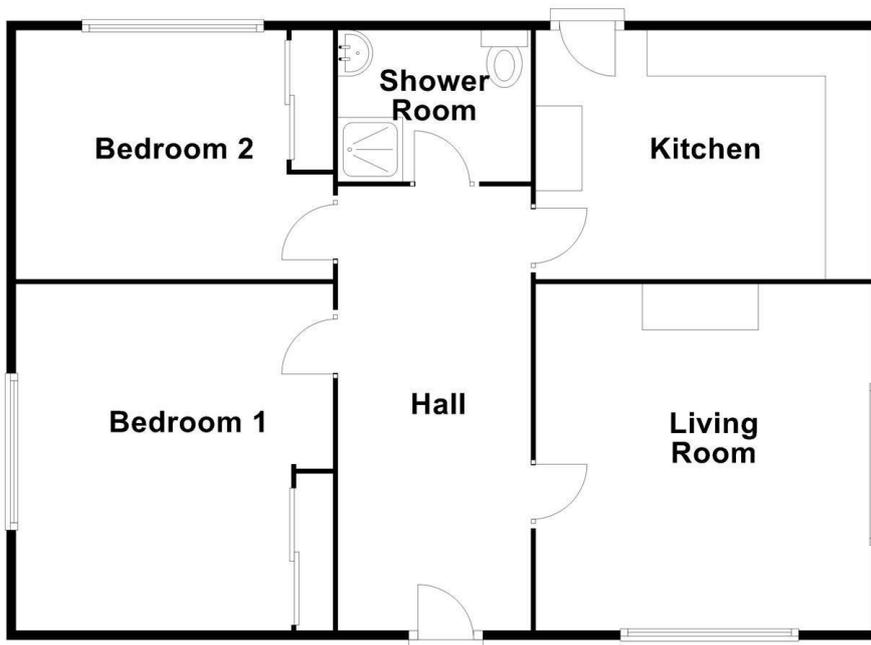








## Ground Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (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.

ULSTERPROPERTYSALES.CO.UK

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