

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 SLIEVEMORE AVENUE,
NEWTOWNARDS, BT23 8JT**

OFFERS AROUND £149,950



Situated on a corner site in the popular Slievemore Avenue area in Newtownards, this beautifully renovated semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. Within a short stroll to the town centre, this property boasts a prime location which is convenient to all arterial routes to Belfast, Bangor and beyond.

The property features a good-sized living room, complete with an open fireplace, three well-proportioned bedrooms, one of which is equipped with built-in storage. A modern bathroom with a brand new white suite, and a bright, newly installed kitchen, which is fitted with a range of high and low level units, generous storage and ample dining space.

Furthermore the property benefits from gas-fired central heating and PVC double-glazed windows. Outside, the low-maintenance front yard complements the spacious rear garden. This home is a true gem, and early viewing is highly recommended to fully appreciate all it has to offer. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations.



Key Features

- Beautifully Renovated Home Within Walking Distance To Newtownards Town Centre
- Good Size Living Room With Open Fireplace
- Modern Kitchen With A Range Of Units And Storage
- Three Well Proportioned Bedrooms, One With Built In Storage
- Brand New Modern White Suite Bathroom
- Gas Fired Central Heating And PVC Double Glazed Windows
- Low Maintenance Front Yard With Landscaped Rear Garden
- Early Viewing Is Highly Recommended For This Home



Accommodation Comprises

Entrance Hall

Wood laminate flooring and built in storage

Living Room

14'0" x 11'1"

Wood laminate flooring, open fireplace with steel mantle and surround with tiled hearth.

Kitchen

22'6" x 8'10"

Modern range of high and low level units, marble laminate work surfaces, inset stainless steel sink with mixer tap and drainer. Integrated appliances to include; dishwasher, Kensington range cooker with seven ring gas hob, space for fridge freezer, plumbed for washing machine, wood laminate flooring, space for informal dining and access to rear garden.

First Floor

Landing

Built in Storage.

Bedroom 1

11'0" x 11'4"

Double Bedroom.

Bedroom 2

7'8" x 11'3"

Double bedroom with storage.

Bedroom 3

11'9" x 8'10"

Double bedroom.

Bathroom

7'10" x 5'6"

White suite comprising, wash hand basin with vanity unit and mixer tap, low flush w/c, paneled bath with mixer tap and overhead rainfall shower with pvc surround, vinyl flooring and recess spotlights.

Outside

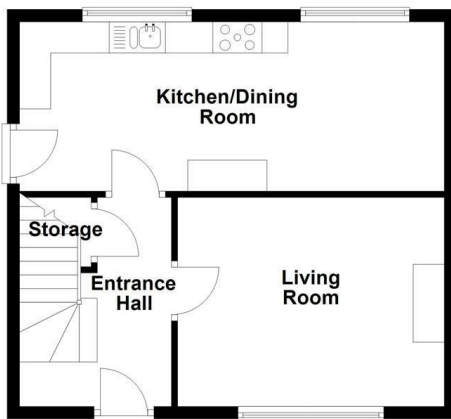
Front - paved walkway, flagged patio area.

Rear and side - Area in lawn, paved walkway, outside light and tap.





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		
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark