



ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 TARA CRESCENT,  
NEWTOWNARDS, BT23 7DF**

**ASKING PRICE £269,950**



This superb detached family home is on a private corner site with stunning gardens to the front, side and rear and is in a fantastic location close to Newtownards town centre and the carriageway to Bangor, allowing easy access to Bangor and to Belfast City Centre.

Recently updated in many areas by the current owners, this property offers adaptable accommodation with five bedrooms, one on the ground floor which could also be used as a playroom/office and three additional reception areas, all well proportioned and allowing a potential buyer the chance to grow into this lovely home.

The ground floor, in addition to the bedroom/playroom, has a large living room with wood burning stove through to conservatory, modern kitchen, dining room with access to the integral garage and a modern family bathroom with white suite.

The first floor has four bedrooms, two with beautiful Lough views and a family shower room.

Externally, as soon as you arrive at this home, you will appreciate the work and care that the owners have put into landscaping all areas and creating interesting spaces throughout. There is a raised decked area for seating, and multiple bedding areas with an array of plants, shrubs and trees in each section. If you're a keen gardener who enjoys a well established, private garden, then this might be the home for you.

We recommend viewing this wonderful family home at your earliest opportunity as we don't think it will be on the market for long.



## Key Features

- Adaptable Accommodation With 4/5 Bedrooms And 3/4 Reception Areas
- Integral Garage With Utility Area And Storage
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Ground Floor Bathroom And First Floor Shower Room
- Beautifully Landscaped Gardens To Front Side And Rear With Mature Plants And Shrubs
- Large Living Room With Wood Burning Stove And Doors To Conservatory
- Great Location Close To Newtownards Town Centre And Within Commuting Distance To Bangor And Belfast
- Fantastic Detached Home On A Private Corner Site



### Accommodation Comprises

#### Entrance Hall

Tiled floor, part tiled walls.

#### Living Room

23'11" x 10'10"

Wood laminate flooring, inglenook style fireplace with wood burning stove and tiled hearth, sliding doors to conservatory.

#### Conservatory

9'6" x 9'2"

Tiled flooring.

#### Kitchen

13'2" x 8'6"

Modern range of high and low units, laminate work surfaces. Space for fridge freezer, plumber for dishwasher. Single stainless steel sink, drainer and chrome mixer tap. Space for cooker, tiled walls, tiled floor and door through to the dining room.

#### Family Room

17'9" x 8'10"

Wood laminate flooring, dual aspect views, overlooking front garden, glazed door to hall.

#### Dining Room

12'2" x 10'10"

Wood laminate flooring, door to rear garden, door to integral garage.

#### Bathroom

White suite comprising panelled bath with mixer taps, vanity unit with sink, storage and integral wc, wall mounted chrome radiator, tiled floor, part tiled walls, extractor fan and recessed spot lighting.

#### First Floor

##### Landing

Access to roofspace, stained glass window.

##### Bedroom 1

12'2" x 11'6"

Double room.

##### Bedroom 2

11'6" x 11'2"

Double room.

##### Bedroom 3

13'1" x 8'6"

Double room with lough views.

##### Bedroom 4

8'6" x 8'2"

Lough views.

#### Shower Room

White suite comprising walk in shower enclosure with overhead shower and glazed shower door, pedestal wash hand basin with mixer taps, low flush wc, feature chrome wall mounted radiator and hotpress with gas fired boiler, laminate floor.

#### Outside

Front - Tarmac driveway for multiple cars, mature plants and shrubs.

Rear - Fully enclosed with raised decked area, paved area, areas in gravel, mature shrubs, trees and plants, stoned area, outside tap and light.

#### Integral Garage With Utility Area

19'4" x 11'6"

Electric roller shutter door, utility area with modern range of high and low level units, laminate work surface, single stainless steel sink with mixer tap, power and light.













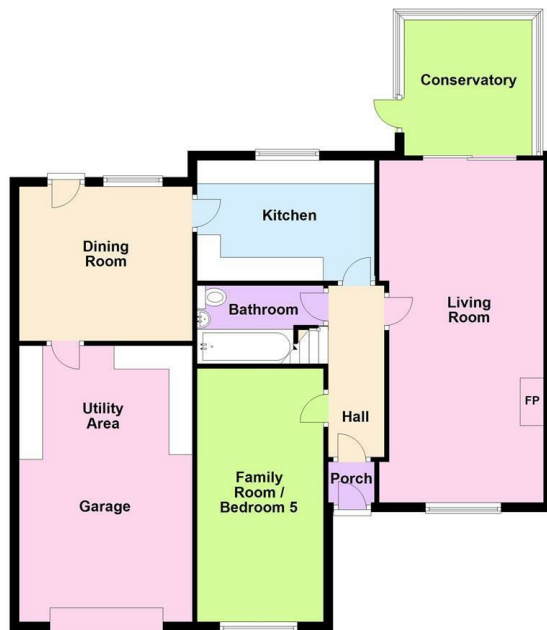








Ground Floor



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.

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>	69	72
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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