

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 PRIORY WALK,  
NEWTOWNARDS, BT23 8YN**

**OFFERS OVER £194,950**



A well presented, semi-detached property located just off the Donaghadee Road. The accommodation offers a spacious living room, kitchen open plan to / dining room leading to spacious rear garden.

The first floor includes three well proportioned bedrooms, master with built-in wardrobes, and spacious family shower room suite comprising of walk in shower with overhead rainfall shower and fully tiled walls. Other benefits include gas fired central heating and uPVC double glazed windows.

The outside includes tarmac driveway, enclosed lawn and patio area. This family home has undergone recent renovations that now offer beautiful accommodation in a much sought after area, close to many local amenities. View now to fully appreciate this fine home.



## Key Features

- Stunning Semi-Detached Home In A Quiet Cul De Sac Location
- Modern White Suite Family Shower Room
- Three Well-Proportioned Bedrooms, One With Built-In Wardrobes
- Large Rear Garden With Patio Area
- Living Room With Bay Window With Seating
- Open Plan Modern Kitchen/Dining Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Popular Location Just Off The Donaghadee Road Close To Local Amenities



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring.

#### Living Room

12'4" x 14'2"

Wood laminate flooring and bay window with seating.

#### Kitchen/Dining Room

18'9" x 10'9"

Modern kitchen with a fantastic range of high and low level units, wood laminate work surfaces, inset sink with mixer tap and drainer, integrated oven, four ring electric hob, integrated appliances to include; fridge freezer, washing machine and dishwasher, stainless steel extractor fan and hood, breakfast bar, wood laminate flooring and double doors into enclosed rear garden.

#### First Floor

#### Landing

Built in storage, access to roof space via slingsby ladder.

#### Bedroom 1

11'8" x 8'7"

Double bedroom with built in sliding wardrobes.

#### Bedroom 2

8'7" x 14'4"

Double bedroom with wood laminate flooring.

#### Bedroom 3

9'10" x 9'8"

Wood laminate flooring and Velux type window.

#### Shower Room

Newly installed modern white suite comprising vanity unit with sink, storage and mixer tap, low flush wc, walk-in shower enclosure with glazed screen and overhead rainfall shower, LVT floor, recessed spotlighting and extractor fan.

#### Outside

Front: Tarmac driveway for multiple vehicles, additional stone parking and area in lawn.

Rear: Area in lawn, brick patio area, space for shed and outside tap and light.













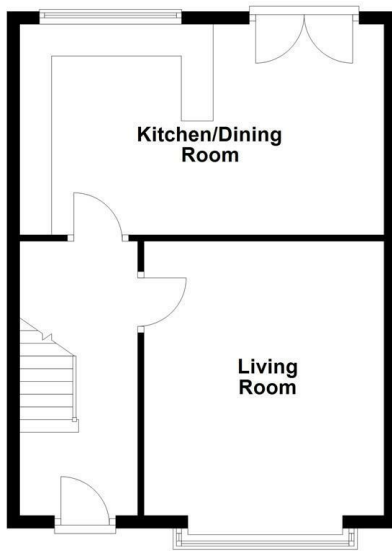




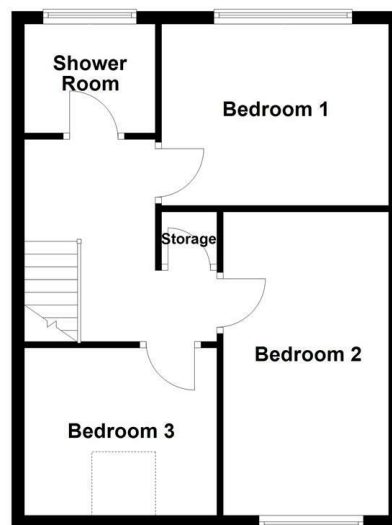




Ground Floor



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) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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