

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 MOVILLA MEWS,
NEWTOWNARDS, BT23**

OFFERS AROUND £194,950

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

Inside, the property 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 classic white suite.

Outside, the property benefits from off-street parking at the front and a fully enclosed rear garden with a large lawn area, perfect for family activities.

In summary, this charming property provides a contemporary, spacious family home in a highly desirable location, ideal for those seeking proximity to the town centre.

We highly recommend scheduling a viewing at your earliest opportunity, as we expect this property to attract significant interest.



Key Features

- Mid Terrace, Four Bedroom Property With Large Rear Garden
- Spacious Four Bedrooms, Master With Ensuite
- Stoned Driveway To Front And Enclosed Rear Garden In Lawn
- Early Viewing Is Highly Recommended For This Lovely Family Home
- Off Street Parking For Two Vehicles And Two Sperate Receptions
- Gas Fired Central Heating With uPVC Double Glazed Windows
- Well Maintained Throughout And Decorated To A Good Standard
- No Onward Chain



Accommodation

Comprises:

Entrance Hall

Laminate floor.

Living Room

12'11" x 12'8"

Wood laminate floor and feature hole in wall.

Kitchen / Dining Area

19'10" x 9'6"

Modern range of high and low level units with laminate work surfaces, inset single drainer stainless steel sink unit with mixer taps, space for cooker, stainless steel extractor hood, integrated undercounter fridge, space for washing machine, partly tiled walls, tiled flooring and understairs storage.

Utility Room

7'7" x 5'5"

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

Lounge

9'8" x 17'3"

First Floor

Landing

Built in storage.

Bedroom 1

11'8" x 12'7"

Double bedroom.

Ensuite

White suite comprising shower enclosure with overhead rainfall shower, vanity unit with mixer tap and storage, low flush wc, tiled walls and vinyl flooring.

Bedroom 2

10'4" x 12'8"

Double bedroom with recessed spotlights.

Bedroom 3

8'5" x 9'2"

Recessed spotlights.

Bedroom 4

10'0" x 9'2"

Bathroom

Modern white suite comprising bath with tiled surround and mixer tap, shower enclosure with overhead shower and glazed shower doors, wall mounted wash hand basin with mixer tap, tiled walls and vinyl flooring.

Outside

Front; Area in lawn with stone driveway for multiple vehicles.

Rear; Area in lawn, enclosed garden, outside and tap and light.



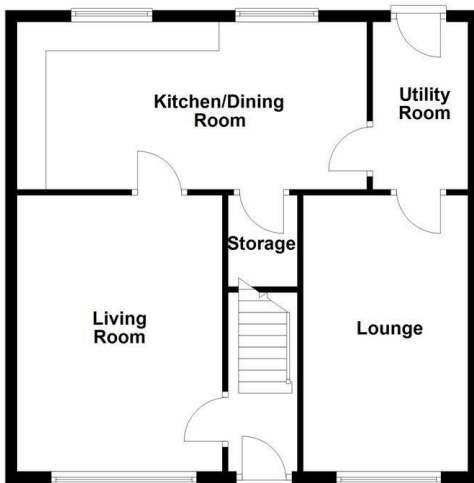




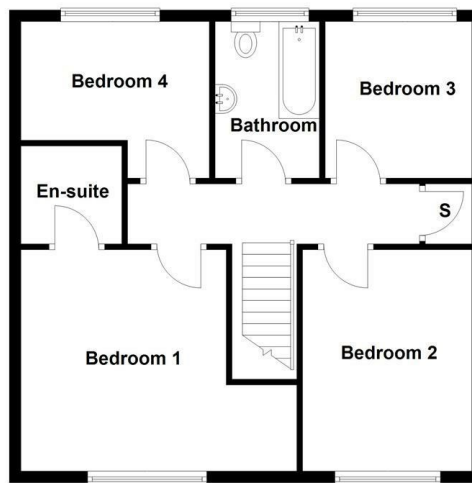




Ground Floor



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.

7 Movilla Mews

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(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.

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