

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**66 CHURCH STREET,  
NEWTOWNARDS, BT23 4AL**

**OFFERS OVER £149,950**





Situated on Church Street in Newtownards, this charming end terrace property offers a fantastic opportunity for those looking to create their dream home. Boasting two reception rooms, four bedrooms, separate study, and a first floor bathroom, this property provides ample space for comfortable living.

The property's layout includes two reception rooms, one of which features a striking tiled fireplace, adding character and warmth to the space. With the chance to modernise and renovate to a high standard, this home presents a blank canvas for you to unleash your creativity and transform it into a stylish and welcoming abode.

Don't miss out on the chance to make this property your own and create the home you've always dreamed of in this desirable location.



## Key Features

- A Spacious Four Bedroom End Terrace Property In A Popular Location
- Offering A Fantastic Opportunity To Modernise To A High Standard
- Fitted Kitchen & Two Separate Reception Rooms, One With Stair Access
- Four Bedrooms And A Study Situated Across The First & Second Floors
- Coloured Family Bathroom Suite Located On The First Floor
- Gardens To The Rear With Paved Entertaining Area And Outhouse
- A Perfect Project For First Time Buyers Or Investors
- No Onward Chain



### Accommodation Comprises:

#### Porch

Tiled floor.

#### Entrance Hallway

#### Lounge

10'9" x 11'5"

#### Living Room

13'1" x 12'11"

Open fire with tiled hearth.

#### Kitchen

7'11" x 17'1"

Range of high and low level units, wood laminate worktops, part tiled walls, inset sink with mixer tap, space for oven, plumbed for washing machine and dishwasher.

#### First Floor

##### Bedroom 1

15'9" x 12'3"

Double room.

##### Bedroom 2

10'3" x 13'1"

Double room.

##### Bedroom 5/Study

8'10" x 7'9"

#### Bathroom

Coloured bathroom suite comprising panelled bath, low flush w.c. and pedestal wash hand basin.

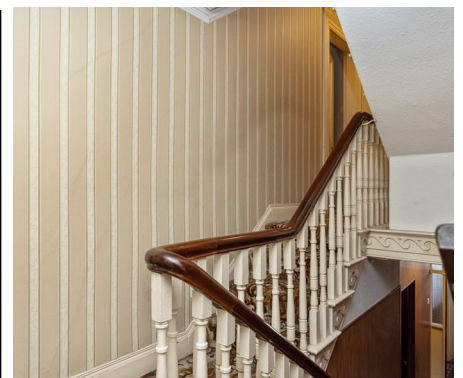
#### Second Floor

##### Bedroom 3

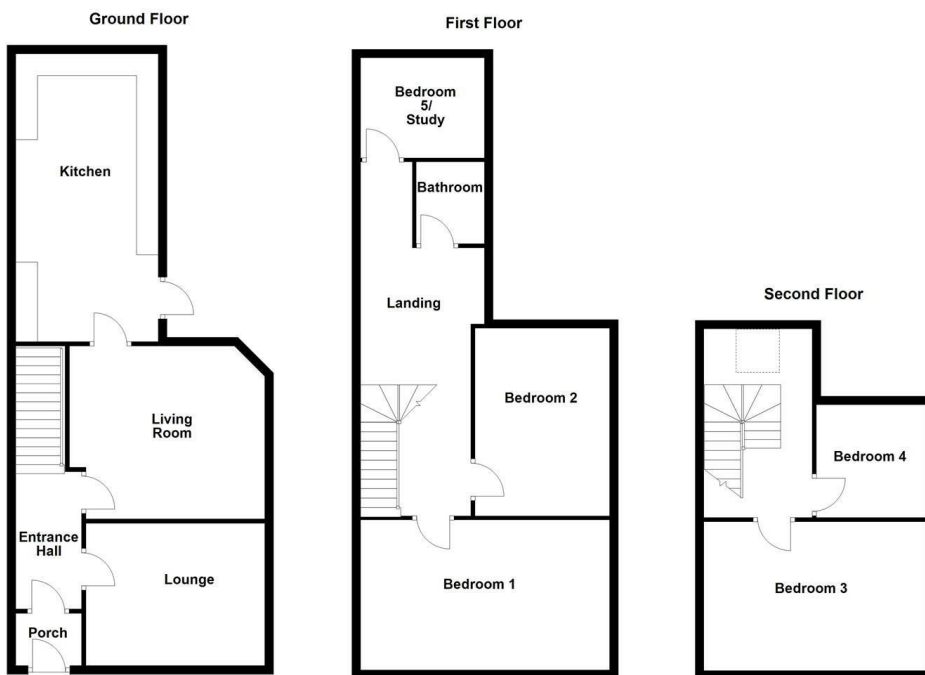
##### Bedroom 4

#### Outside

Rear; Area in lawn, paved walkway, outside tap and light, mature hedging, outside toilet and outhouse.







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.

66 Church Street, Newtownards

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			46
(21-38) F		16	
(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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