

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

**028 91811444**

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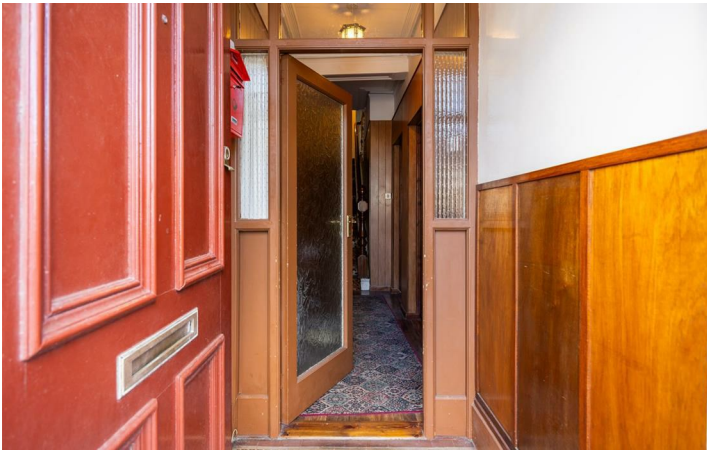
NETWORK STRENGTH - LOCAL KNOWLEDGE



**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

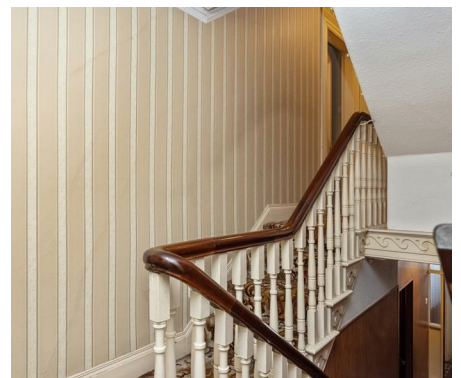
##### Bedroom 4

#### Outside

Rear large garden in lawn, paved walkway, outside tap and light, mature hedging, boundary wall, outside toilet and outhouse.

#### Garage

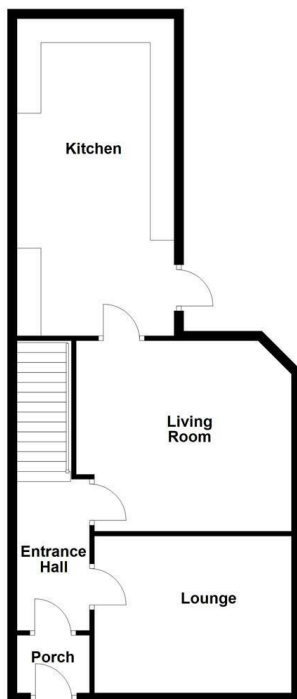
Roller shutter door.



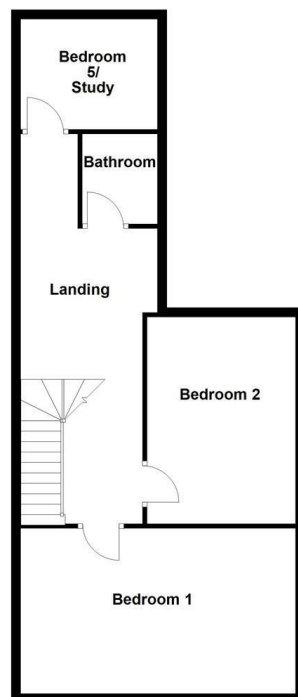




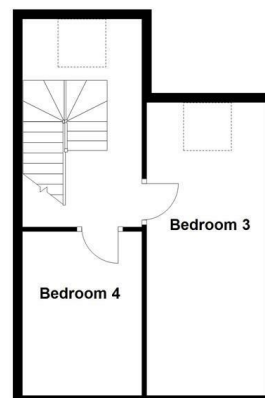
Ground Floor



First Floor



Second 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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

46

16

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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