

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 BORETREE ISLAND PARK,  
NEWTOWNARDS, BT23 7BW**

**OFFERS OVER £234,950**



A well presented detached chalet bungalow located just off the Bangor Road in Newtownards. Offering spacious accommodation, generous gardens, and detached garage.

The ground floor features a good sized living room with solid wood flooring, a well-appointed modern kitchen with breakfast bar and built-in appliances, snug, and separate dining room finished with wood laminate flooring. Master bedroom with built-in robes, and a generous shower room suite, complete with a walk-in shower with an overhead rainfall shower and fully tiled walls.

Upstairs, you'll find two well-proportioned bedrooms with built-in storage, as well as a landing area that offers space for additional storage or an office desk. Additional benefits include gas-fired central heating and uPVC double-glazed windows throughout.

Externally, the property boasts a tarmac driveway, enclosed lawn, decked patio area, and a detached garage. 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 avoid disappointment.



## Key Features

- Stunning Detached Chalet Bungalow Located In A Quiet Residential Area
- Living Room With Solid Wood Flooring, Separate Snug and Dining Room
- Modern Fitted Kitchen With Breakfast Bar & Range Of Built-In Appliances
- Master Bedroom With Built-In Robes And Modern Shower Room Suite
- Two Additional Well-Proportioned Bedrooms, Both With Built-In Robes
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Enclosed Rear Garden With Decked Patio Area And Detached Garage
- Popular Location Just Off The Bangor Road Close To Local Amenities



### Accommodation Comprises:

#### Entrance Hallway

Wood laminate flooring with built-in storage.

#### Living Room

14'11" x 17'4"

Solid wood flooring and recessed spotlights.

#### Snug

8'5" x 10'0"

Wood laminate flooring.

#### Dining Room

9'11" x 9'8"

Wood laminate flooring.

#### Kitchen

9'5" x 13'10"

Modern range of high and low level units with laminate work surfaces, inset sink unit with drainer and mixer tap, breakfast bar, integrated appliances to include: oven, fridge/freezer, dishwasher, washing machine, four ring electric hob and stainless steel extractor hood, wood laminate floor, partly tiled walls, recessed spotlights and access to rear garden.

#### Shower Room

Luxury white suite comprising shower enclosure with overhead rainfall shower and glazed sliding shower doors, vanity unit with storage and mixer tap, low flush w.c, tiled walls, tiled flooring.

#### Bedroom 1

9'11" x 9'11"

Double bedroom with built in sliding robes.

#### First Floor

#### Landing

#### Bedroom 2

13'6" x 10'4"

Double bedroom with built in storage.

#### Bedroom 3

11'10" x 9'1"

Built in storage.

#### Garage

10'6" x 20'1"

Power and light, up and over door and space for tumble dryer.

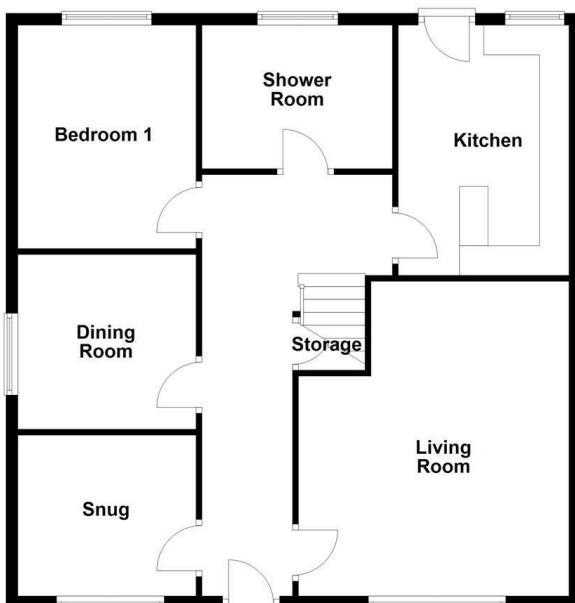
#### Outside

Front area in lawn, mature plants and shrubs, brick paviour walkway, tarmac driveway for multiple vehicles. Rear: Area in lawn, mature hedging and plants, space for shed, raised decked entertainment area, enclosed, outside tap and light.

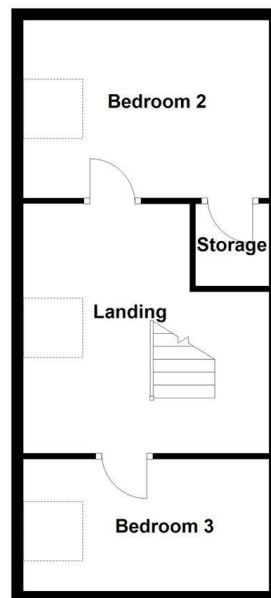




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(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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