

ULSTER PROPERTY SALES

UPS

RENTALS - DONAGHADEE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



5 ALEXANDER PARK, BALLYBLACK  
ROAD, NEWTOWNARDS, BT22

£850 PER MONTH





Located in the sought-after residential area of Alexander Park, Newtownards, this charming end terrace house offers a delightful blend of comfort and modern living. Upon entering, you are greeted by a bright hall that leads to a spacious living room, complete with a feature multi-fuel stove and the open plan kitchen and dining room.

This property boasts three generously sized double bedrooms, each equipped with built-in storage. The family bathroom features a classic white suite.

The property consists of oil-fired central heating and double-glazed windows. The enclosed rear garden offers a private outdoor retreat, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, parking is conveniently located to the rear of the property, providing ease of access.

This end terrace house is not only a wonderful family home, with its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.





## Key Features

- End Terrace in Popular Residential Area
- Spacious Living Room With Feature Multi Fuel Stove
- Open Plan Kitchen/Dining
- Three Double Bedrooms, With Built In Storage
- Family Bathroom Comprising Of White Suite
- OFCH And Double Glazed Windows
- Fully Enclosed Rear Garden And Parking To The Rear Of The Property
- Early Viewing Recommended



## Accommodation Comprises

### Hall

Tiled floor and storage space under the stairs.

### Living Room

13'0" x 14'1"

Wood laminate flooring, recessed spotlights, multi-fuel stove with tiled hearth.

### Kitchen/Dining Room

21'5" x 9'2"

Fitted kitchen with range of high and low level units, laminate work surfaces, inset sink with mixer tap and drainer, integrated dishwasher, American style fridge/freezer, range cooker with gas hob, black extractor hood, tiled floor, space for dining, tiled splashback, recessed spotlights, double patio doors and single back door into enclosed rear garden.

### First Floor

### Landing

### Bedroom 1

12'11" x 9'3"

Wood laminate flooring, built in storage and recessed spotlights.

### Bedroom 2

9'6" x 14'3"

Double bedroom with built in storage and recessed spotlights.

### Bedroom 3

11'7" x 11'0"

Double bedroom with built in storage and recessed spotlights.

### Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, extractor fan, tiled floor, tiled walls, recessed spotlights, heated towel rail.

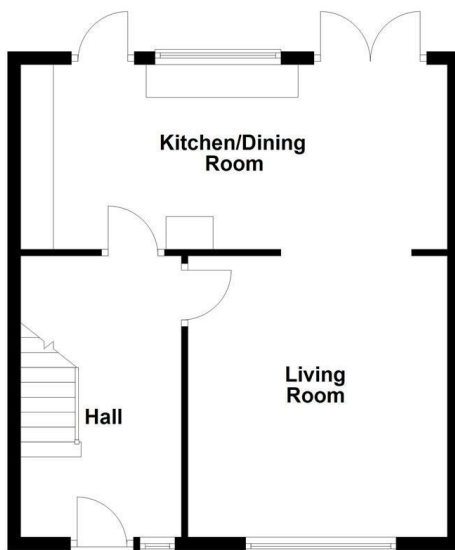
### Outside

Front & Side - Area in lawn, paved pathway to front door, area in hedging. Rear - Fully enclosed, gates at the back of the property for off street parking, area in patio, outside tap and light, side gate for bin access, oil tank, oil boiler.

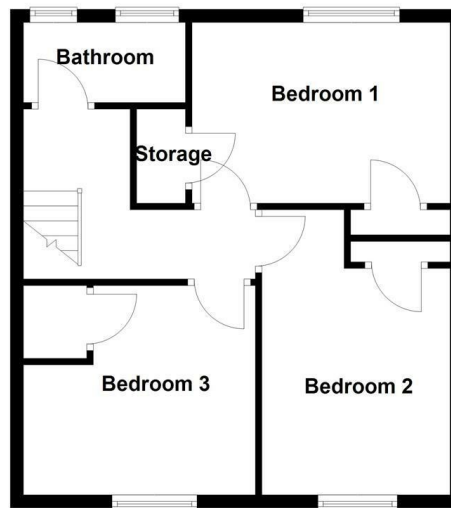




Ground Floor



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		
(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 9188 8000.

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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