

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**5 LILY WOOD LANE,  
NEWTOWNARDS, BT23 7GF**

**OFFERS AROUND £214,950**

Nestled in the charming Lily Wood Lane of Newtownards, this semi-detached house built in 2019 is a true gem. Within close proximity to the town centre and main arterial routes to Belfast and Bangor, this property will suit down-sizers and first-time buyers alike.

Beautifully presented and finished to an excellent standard, the accommodation offers a spacious reception room with solid wood flooring, ground floor w.c., and a modern fitted kitchen. The first floor benefits from three bedrooms, master with ensuite shower room, and a separate family bathroom. This property has ample space for a growing family or those who love to entertain. The various upgrades, including an enhanced electrical specification and a floored roof space, add a touch of luxury to this already impressive home.

Step outside to the fully enclosed rear garden, complete with an extended patio area, perfect for enjoying a morning coffee or hosting summer barbecues. The attention to detail is evident throughout, with feature wood panelling in the hall and landing, adding character and charm to the property. With 5 years remaining on the NHBC warranty, you can have peace of mind knowing that this attractive home is not only beautiful but also well-protected.

Early viewing is highly recommended for this deceptively spacious, beautifully finished property.



## Key Features

- Spacious Semi-Detached Home In The Popular Lily Wood Development
- Modern Kitchen With A Great Range Of Integrated Appliances
- Three Well Proportioned Bedrooms, Master With Ensuite
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Good Sized Living Room With Feature Electric Fireplace
- Ground Floor Guest WC And First Floor Family Bathroom
- Driveway In Stone For Multiple Vehicles And Fully Enclosed Rear Garden
- Early Viewing Is Highly Recommended



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled flooring, part panelled walls and recessed spotlights.

#### Living Room

11'3" x 17'0"

Wooden floor and electric inset fireplace with surround.

#### Kitchen/Dining Room

9'7" x 16'8"

Modern range of high and low level units with quartz work surfaces, inset composite sink unit with mixer tap, integrated appliances to include; fridge/freezer, washing machine, built in electric under oven, four ring gas hob with stainless steel extractor fan and dishwasher, space for informal dining, recessed spotlights, part tiled walls and patio doors for access to rear garden.

#### W/C

White suite comprising low flush wc, corner wall mounted wash hand basin with tiled splashback, extractor fan and tiled flooring.

#### First Floor

#### Landing

Part panelled walls, recessed spotlights, access to floored roof space via Slingsby type ladder and access to hot press.

#### Bedroom 1

9'7" x 12'4"

Double bedroom with built in storage.

#### Ensuite

White suite comprising low flush wc, corner wall mounted wash hand basin with tiled splashback, tiled shower enclosure with overhead shower and glazed door, tiled flooring and recessed spotlights.

#### Bedroom 2

9'2" x 12'7"

Wooden flooring, recessed spotlights and partly panelled walls.

#### Bedroom 3

6'4" x 12'11"

Recessed spotlights.

#### Bathroom

White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, panelled bath with shower, part tiled walls, tiled flooring, extractor fan and recessed spotlights.

#### Outside

Front & Side: Stone driveway for multiple vehicles, area in lawn, mature shrubs and paved pathway.  
Rear: Patio area to lawn and enclosed rear garden.



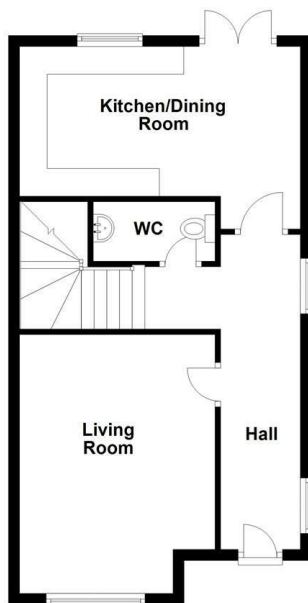




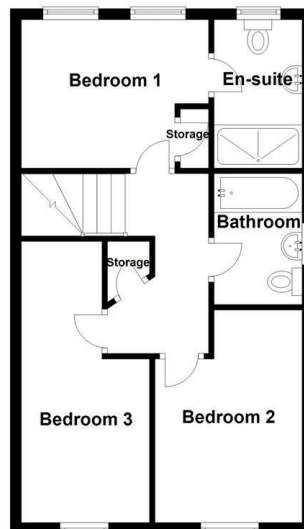




Ground Floor



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.

5 Lilv Wood Lane

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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