

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 LANSDOWNE GARDENS,  
NEWTOWNARDS, BT23 4QW**

**OFFERS AROUND £164,950**





Located in the sought-after area of Lansdowne Gardens, Newtownards, this charming semi-detached bungalow offers a wonderful opportunity for both downsizers and families alike. Built circa 1976, the property boasts a classic design and features three well-proportioned bedrooms, one reception room, kitchen and family bathroom.

The property benefits from gas-fired central heating, which was installed approximately three years ago and the property was rewired around the same time, providing peace of mind regarding electrical safety and efficiency.

Although the property requires some modernisation, it presents an excellent investment opportunity for those looking to personalise their living space. With its prime location in a popular residential area, you will enjoy the convenience of local amenities, schools, and parks, making it an ideal choice.

In summary, this semi-detached bungalow in Lansdowne Gardens is a fantastic opportunity for anyone looking to create their dream home in a desirable neighbourhood. With its solid structure and potential for improvement, this property is not to be missed.

## Key Features

- Semi-Detached Bungalow Situated In The Popular Lansdowne Area of Newtownards
- Living Room With Multi-Fuel Burning Stove
- Three Well Proportioned Bedrooms, One With Built-in Storage
- Recently Rewired and Gas Fired Central Heating
- Requires Some Modernisation But Excellent Potential
- Rear Garden With Views Towards Scrabo Tower
- Family Bathroom With Separate Bath and Shower
- Early Viewing Recommended!



### Accommodation Comprises:

#### Entrance Hall

Tiled flooring. Access to roofspace.

#### Living Room

20'5" x 11'11"

Wood laminate floor, multi-fuel burning stove with tiled hearth and wooden mantle.

#### Kitchen

Range of high and low level units with laminate work surfaces, stainless steel sink unit with mixer tap, space for cooker, fridge, freezer, washing machine and tumble dryer, stainless steel extractor hood and door to rear garden.

#### Bedroom 1

14'1" x 9'3"

Wood laminate floor.

#### Bedroom 2

10'5" x 7'11"

Wood laminate floor.

#### Bedroom 3

10'7" x 7'10"

Wood laminate floor and built in storage.

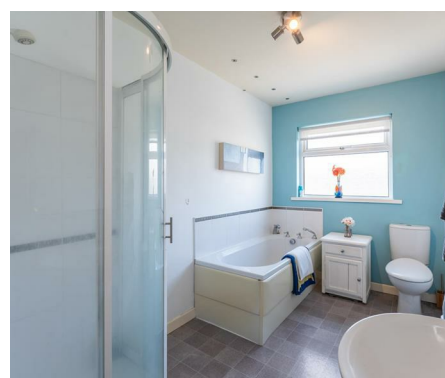
### Bathroom

White suite comprising panelled bath with mixer tap, shower enclosure with sliding shower doors and overhead electric shower, low flush wc, wall mounted wash hand basin with mixer taps and built in storage.

### Outside

Front: Area in lawn and concrete driveway.

Rear: Paved patio area, area in lawn, outside tap and light.







Ground 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>	67	74
	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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