

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 WHITETHORN MEWS,
NEWTOWNARDS, BT23 8WU**

OFFERS AROUND £174,950



Located in the charming Whitethorn Mews of Newtownards, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. The property boasts an inviting open plan kitchen, living, and dining area, complete with a delightful wood-burning stove, creating a warm and welcoming atmosphere for both relaxation, cooking and entertaining.

The interior is finished to an excellent standard, ensuring a stylish and functional space for everyday life. The house features two generously sized double bedrooms, one of which benefits from built-in storage, providing ample space for your belongings. The luxury shower room is a standout feature, showcasing a contemporary walk-in shower enclosure that adds a touch of elegance to the home.

Outside, the property is complemented by beautifully landscaped gardens to both the front and rear, offering a serene outdoor space to enjoy. Additionally, there is parking available for multiple vehicles, making it convenient for residents and guests alike.

Situated close to the bustling town centre of Newtownards, this home is ideally located near a variety of amenities and schools, making it perfect for families and professionals. This semi-detached property is not just a house; it is a wonderful place to call home.

Key Features

- Well Presented Semi Detached Property In The Popular Whitethorn Development
- Open Plan Living/Kitchen/Dining Area With Modern Kitchen, Stove and Family Area
- Two Double Bedrooms, One With Built In Storage
- Oil Fired Central Heating And uPVC Double Glazed windows
- Close To Newtownards Town Centre And All Local Amenities
- Landscaped Gardens To Front And Rear
- Stone Driveway With Parking For Multiple Vehicles
- Perfect As A Starter Home, Investment Or Downsizing Property



Accommodation Comprises:

Open Plan Living/Dining/Kitchen 22'11" x 16'4"

Wood effect tiled flooring, Inglenook style fireplace with slate hearth, feature inset, wood burning stove and wooden mantle, feature wall mounted radiator, under stair storage. Modern kitchen with high and low level units, laminate work surfaces, one and quarter stainless steel "Blanco" sink with mixer tap and built in drainer, feature glazed units, "Hotpoint" four ring hob with stainless steel extractor fan and hood, "Hotpoint" double oven, integrated dishwasher, integrated washing machine, space for American style fridge/freezer, pull out larder unit, peninsula with seating, recessed spotlighting, part tiled walls.

First Floor

Landing

Hotpress with built in storage.

Bedroom 1

16'8" x 9'10"

Double room with built in storage.

Bedroom 2

13'1" x 9'10"

Double room with roofspace access.

Shower Room

Luxury white suite comprising wall mounted wash hand basin with mixer tap and feature splashback, low flush wc, walk in shower enclosure with glazed doors and "Mira" overhead shower, wall mounted radiator, recessed spotlighting, tiled flooring, extractor fan.

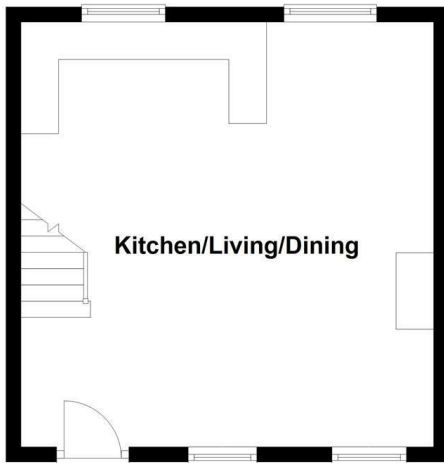
Outside

Front: stone driveway with parking for multiple vehicles, area in lawn. Rear: area in lawn, stoned entertaining area, oil fired boiler, oil storage tank, mature plants and shrubs, outside light, fully enclosed.

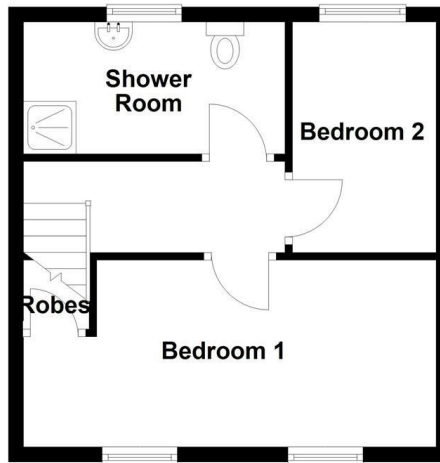




Ground Floor



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 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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