

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

**028 91811444**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 CANBERRA GARDENS,  
NEWTOWNARDS, BT23 4RN**

**OFFERS OVER £84,950**





A fantastic opportunity to acquire a spacious terraced property in a popular residential location, just a short distance from Newtownards town centre and it's wide range of local amenities. Ideal for first-time buyers or investors alike, this property offers generous accommodation, both inside and out.

The property features a spacious living room, complete with solid wood flooring and feature fireplace with electric fire. The kitchen is fitted with a range of units and offers ample space for appliances with the addition of a separate utility room with access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage, as well as a family bathroom suite. Additional benefits include a gas fired central heating system and uPVC double glazed windows throughout.

Externally, the property boasts a paved driveway providing off-street parking, front garden laid in lawn, and an enclosed rear garden offering a private outdoor space to enjoy. View now to avoid disappointment.

## Key Features

- Spacious Terraced Property In A Popular Residential Location
- Living Room With Solid Wood Flooring And Electric Fire
- Kitchen With A Range Of Units, Space For Appliances & Utility Room
- Three Bedrooms With Built-In Storage & Family Bathroom Suite
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Paved Driveway, Enclosed Rear Garden & Front Garden In Lawn
- A Short Distance From Newtownards Town Centre & Local Amenities
- An Ideal Property For First Time Buyers Or Investors Alike



### Accommodation Comprises:

#### Entrance Hall

Solid wood flooring.

#### Living Room

13'9" x 14'3"

Fireplace with electric fire, wooden mantle, brick surround, tiled hearth, solid wood flooring.

#### Kitchen

11'10" x 10'6"

Range of high and low level units, laminate work surfaces, inset stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge freezer, tiled flooring.

#### Utility

4'9" x 11'8"

Tiled flooring, access to rear garden.

#### First Floor

#### Landing

Access to hot press.

#### Bedroom 1

10'9" x 10'2"

Double bedroom, built-in storage.

#### Bedroom 2

8'9" x 11'10"

Double bedroom, built-in storage.

#### Bedroom 3

8'2" x 8'11"

Built-in storage.

#### Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer tap, tile panelled bath with mixer tap, partly tiled walls, tiled flooring.

#### Outside

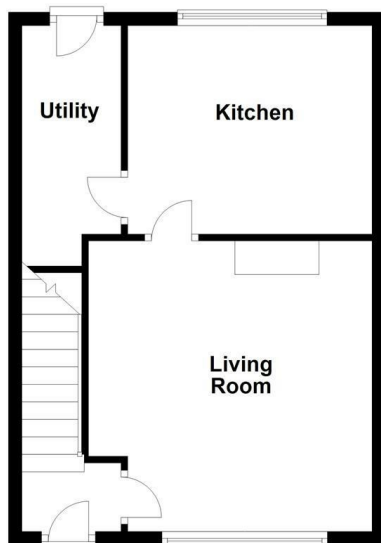
Front garden in lawn, paved walkway. Enclosed rear garden with area in stone, paved driveway, paved walkway, outside tap and light.



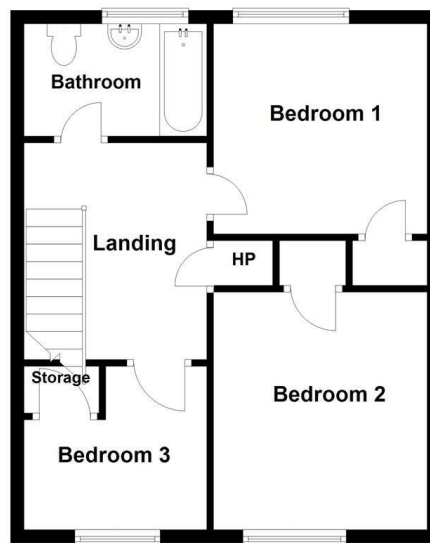




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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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