

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 ALDERGRANGE AVENUE,
NEWTOWNARDS, BT23 4FY**

OFFERS OVER £395,000

Located in the highly sought-after Aldergrange Avenue area of Newtownards, this deceptively spacious detached bungalow presents a wonderful opportunity for buyers seeking comfort, convenience, and charm in equal measure. The property offers adaptable accommodation currently set out as three generous bedrooms, two bright reception rooms, a large integrated garage, and mature, well-maintained gardens.

The property comprises three well-proportioned double bedrooms, a fully fitted kitchen equipped with a range of integrated appliances, and a family bathroom complete with a corner shower cubicle, fully tiled walls, and tiled flooring.

Outside, the property continues to impress with a brick paviour driveway offering ample off-street parking and a garage, providing excellent storage or workshop space. The mature gardens surrounding the home offer a private and peaceful retreat.

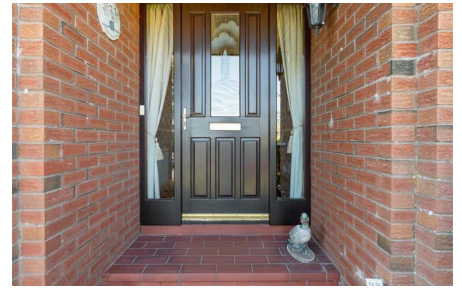
With its desirable location, spacious interior, and impressive features, this beautiful bungalow is a rare find in today's market. Early viewing is highly recommended to appreciate all that this fantastic property has to offer.

Don't miss the chance to make 8 Aldergrange Avenue your forever home.



Key Features

- Detached Bungalow On A Fantastic Site In A Quiet Cul-De-Sac Location
- Three Double Bedrooms, Master With Ensuite Shower Room
- Large Garage And Large Brick Paviour Driveway With Parking For Multiple Cars
- Convenient Location Close To A Range Of Local Shops And Amenities
- Spacious Living Room And Dining Room With Sliding Patio Doors To Rear Garden
- Oil Fired Central Heating And PVC Double Glazed Windows
- Beautifully Landscaped Gardens To Front And Rear
- Early Viewing Is Highly Recommended For This Beautiful Home



Accommodation

Comprises:

Entrance Hall

Solid wooden flooring and built in storage.

Living Room

18'3" x 14'4"

Gas fireplace with wooden mantle with tiled hearth and surround.

Kitchen

18'2" x 10'9"

Range of high and low level units with laminate worktops, inset sink unit with mixer taps and drainer, integrated appliances to include; four ring electric hob, oven, dishwasher, under worktop fridge/freezer and extractor fan, part tiled walls, tiled floor, recessed spotlights and access to garage.

Dining Room

12'4" x 10'5"

Solid wooden floor with sliding patio doors to enclosed rear garden.

Bedroom 1

12'5" x 13'8"

Double bedroom with solid wooden floor.

En-Suite

White suite comprising shower enclosure with sliding glass doors and over head shower, low flush wc, pedestal wash hand basin with mixer tap, recessed spotlights, extractor fan, tiled walls and floor.

Bedroom 2

12'5" x 10'4"

Double bedroom.

Bedroom 3

11'0" x 14'4"

Double bedroom with solid wooden floor.

Bathroom

White suite comprising panelled bath with overhead shower and mixer tap, shower enclosure, with sliding glass doors and over head shower, low flush wc, pedestal wash hand basin with mixer tap, recessed spotlights, extractor fan, tiled walls and floor.

Garage

16'0" x 25'10"

Large garage with up and over electric door, utility area with range of low level units, plumbed for washing machine, space for tumble dryer, stainless steel sink with mixer tap and access to rear garden.

Outside

Front - Brick paviour driveway for multiple vehicles, access to garage, area in lawn, area in stone, mature shrubs, plants and trees, paved walkway and outside light.
Rear - Fully enclosed with paved patio area, landscaped areas with mature shrubs, plants and trees, paved walkway, 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		
Northern Ireland	60	69
	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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