

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 WEST STREET,  
NEWTOWNARDS, BT23 4EN**

**OFFERS AROUND £180,000**



This four bedroom, residential property requires modernisation but offers excellent potential to purchase in a prominent town centre location with garage and off street parking facilities. The property offers two reception areas, four bedrooms and also benefits from good storage and off street parking via garage access.

Set just off Regent Street in Newtownards Town Centre, this property is within walking distance to a wide range of amenities. Please contact the office for more details or to arrange a viewing.

## Key Features

- End Terraced Home In Newtownards Town Centre
- Four Bedrooms, Two Reception Rooms
- Off Street Parking Via Garage Access
- In Need Of Refurbishment
- Attractive Period Features Throughout
- Multiple Workshops And Storage Areas
- Located Within The Busy Hub Of Newtownards
- No Onward Chain



### Accommodation Comprises:

#### Entrance Hall

Ceiling rose, corning.

#### Living Room

13'1 x 11'1

Open fireplace with tiled hearth, decorative tiled inset and carved wooden surround and mantle, ceiling rose, corning, picture rail.

#### Kitchen

13'1 x 11'1

Range of high and low level units, laminate work surfaces, feature wine rack, feature glazed units, integrated oven and hob, built in extractor fan and hood, one and a quarter sink with mixer tap, part tiled walls, feature beams, original tiled flooring, space for informal dining.

#### Utility Area

12'1 x 9'0

Plumbed for washing machine, space for tumble dryer, low level units with laminate work surfaces, tiled flooring.

#### Shower Room

White suite comprising low flush wc, wall mounted wash hand basin, corner shower enclosure with overhead shower and glazed doors, tiled flooring, extractor fan.

#### Conservatory

14'1 x 9'1

Double doors to rear yard.

#### First Floor Return

#### Landing

Corning, access to roofspace.

#### Bathroom

White suite comprising low flush wc, pedestal wash hand basin, free standing bath, tiled flooring, corning.

#### Bedroom 2

12'1 x 11'1

Double room, corning.

#### First Floor

#### Bedroom 1

18'0 x 10'0

Double room, open fireplace with tiled hearth, decorative tiled inset, marble surround and mantle, corning, ceiling rose.

#### Bedroom 3

14'1 x 9'0

Double room, corning.

#### Bedroom 4

9'0 x 9'0

Double room, corning.

#### Outside

Off street parking via garage entrance, rear yard with space for multiple vehicles, oil storage tank.

#### Workshop

15'0 x 12'0 @ widest points

Power and light.

#### Storage Room

16'1 x 14'1

Power and light.





Date: 31 May 2023  
County: Down  
Folio: DN123976  
Scale: 1:1250  
Our Ref: 2023/432163  
Your Ref: mccullough david copy folio map  
Map Ref(s): 13115E2, 13116SW1

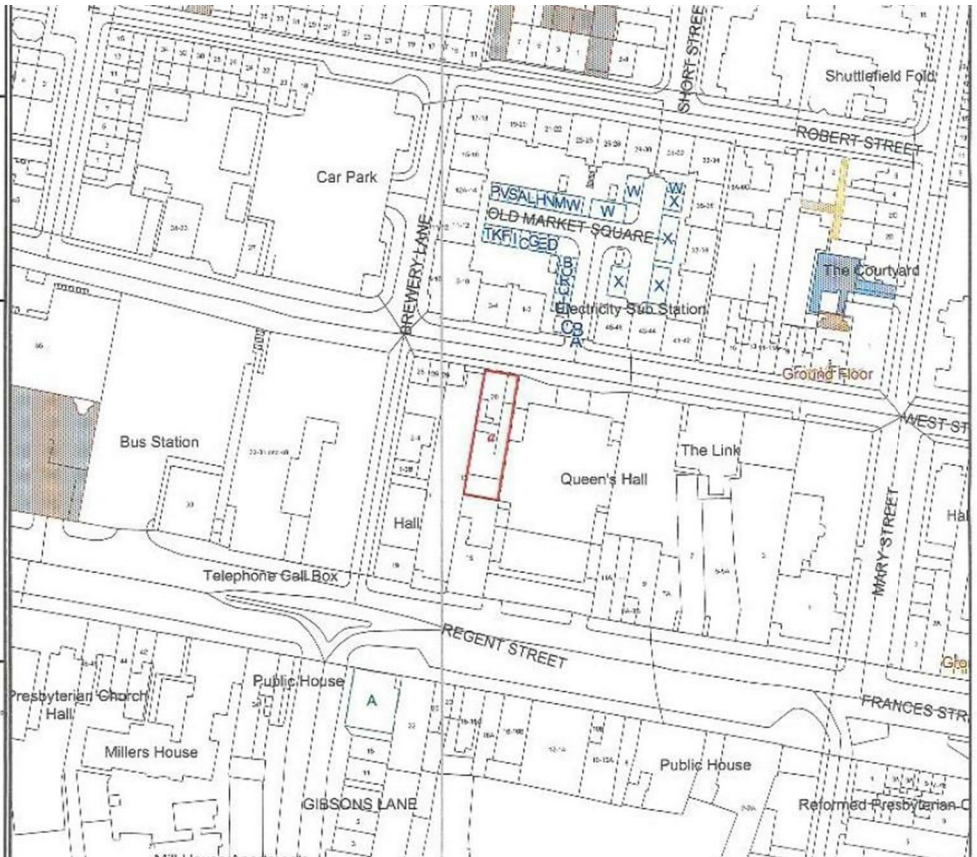
Sheet 1 of 1

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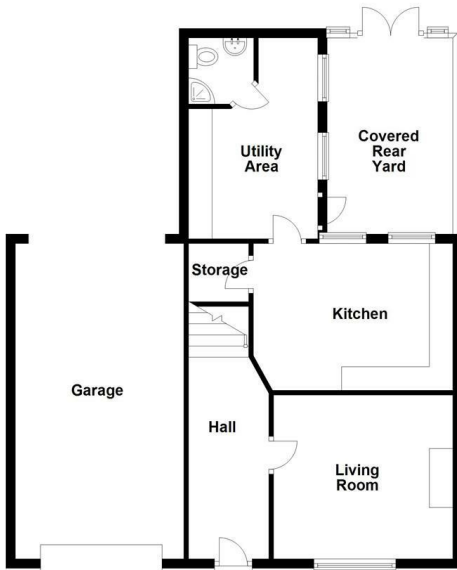
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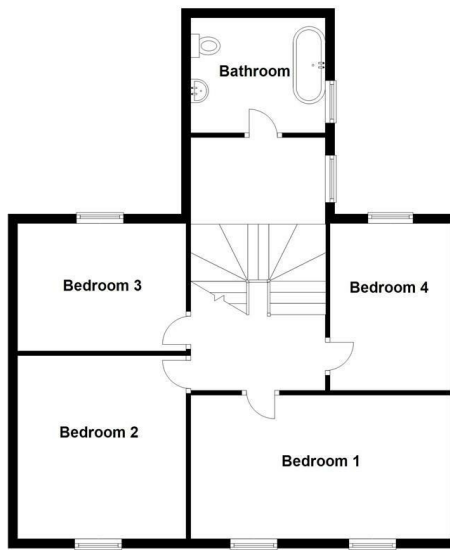
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Ground Floor



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.

20 West Street, Newtownards

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	26	42
(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.