

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**95E BANGOR ROAD,
NEWTOWNARDS, BT23 7BZ**

OFFERS OVER £149,950



Located within walking distance to Newtownards Town Centre, this second floor, penthouse apartment is close to local amenities, schools and main arterial routes to Bangor, Belfast and further afield.

This property was constructed in 2021 with a beautiful modern feel throughout and an open plan layout to the living room, dining area and kitchen. The apartment offers three bedrooms, master with en-suite shower room and family bathroom with three piece suite. Externally, there is allocated parking to the front and communal south facing gardens to the rear. Additionally, there is gas fired central heating and uPVC double glazed windows.

Early viewing recommended, to not miss out on a beautiful property!

Key Features

- Modern Three Bedroom, Penthouse Apartment
- Open Plan Kitchen/Living/Dining With Integrated Appliances
- Modern Bathroom Comprising Of Three Piece White Suite
- Master Bedroom With En-suite Shower Room
- Built in Storage Throughout The Property
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Allocated Parking Space To The Front Of The Property, Communal South Facing Gardens To Rear
- Early Viewing Recommended



Accommodation

Comprises:

Self-contained composite front door.

Entrance Hall

Landing

Wood laminate flooring, built in storage.

Kitchen/Living/ Dining

16'6" x 19'7"

Range of high and low level units with laminate work surfaces, one and a quarter bowl sink unit with mixer taps and drainer, integrated appliances to include; oven, microwave, fridge freezer, four ring gas hob, dishwasher and stainless steel extractor hood, recessed spotlighting, plumbed for washing machine, wood laminate flooring, partially tiled walls and velux style window.

Bedroom 1

10'11" x 12'8"

Double bedroom, with built in storage.

Ensuite

White suite comprising walk in shower, wall mounted drench shower head, sliding doors, vanity unit with mixer tap, low flush w/c, heated towel rail, extractor fan, tiled walls, tiled floor, recessed spotlights.

Bedroom 2

7'4" x 10'10"

Built in storage.

Bedroom 3

7'4" x 13'3"

Dual aspect with roof light Velux window, storage into eaves.

Bathroom

White suite comprising panelled corner bath with mixer tap, corner shower unit, wall mounted overhead drench shower head, sliding glass doors, vanity unit with mixer tap and storage, low flush w/c, tiled floor, tiled walls, recessed spotlights, velux style window, extractor fan.

Outside

Front: Allocated parking space and visitor parking.
Rear: Communal bin area, communal garden in lawn.





Ground 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.

95E Bangor Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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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