

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 SOUTH STREET MEWS,  
NEWTOWNARDS, BT23 4LB**

**OFFERS AROUND £99,950**



Located a short distance from Newtownards Town Centre, this spacious one bedroom, first floor apartment is easily accessible to local amenities, supermarkets, local coffee shops, the Blair Mayne Health and Wellbeing Centre, and main arterial routes to Belfast, Bangor and down the Ards Peninsula.

The property offers a hallway with built in storage, kitchen with range of appliances, open plan living/dining area, master bedroom with door onto the exterior West facing balcony benefiting from the afternoon and evening sun, and modern bathroom with white suite. The property has gas fired central heating and uPVC double glazed windows. Externally, this apartment benefits from its own private outdoor space, one allocated parking space, visitors car park adjacent to the apartment and a gated courtyard providing privacy and security.

The property appeals to a wide variety of interested parties from investors, to first time buyers, to downsizers alike. Early viewing is recommended.



## Key Features

- Spacious First Floor One Bedroom Apartment, Within Walking Distance Of Newtownards Town Centre, Local Amenities, Supermarkets, Local Coffee Shops & Main Arterial Routes
- Living/Dining Area Open Plan To Kitchen With Range Of Integrated And With Space For Appliances
- Master Bedroom With Door Onto Enclosed West Facing Balcony, Benefiting From The Afternoon & Evening Sun
- Family Bathroom Comprising Of White Suite, Fully Tiled Walls And Panelled Bath With Overhead Shower
- Gas Fired Central Heating System, uPVC Double Glazed Windows, Private Outdoor Area, And Gated Courtyard Providing Privacy And Security
- One Allocated Parking Space Conveniently Located In The Gated Car Park Situated At The Front Door
- Additional Visitor Car Park Adjacent To The Apartment Providing Ample Parking Spaces
- Early Viewing Recommended As This Property Will Appeal To Investors, Downsizers And First Time Buyers Alike



## Accommodation Comprises

### Hall

Built in storage.

### Kitchen/Living/Dining Room

17'10" x 12'4"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and plumbed for washing machine, integrated oven, four ring electric hob, space for fridge/freezer, stainless steel extractor hood, tiled floor, part tiled walls, encased gas fired boiler, breakfast bar with storage, leading through to living/dining area.

### Bedroom 1

15'4" x 10'11"

Double bedroom with door onto balcony.

### Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls, spotlight and extractor fan.

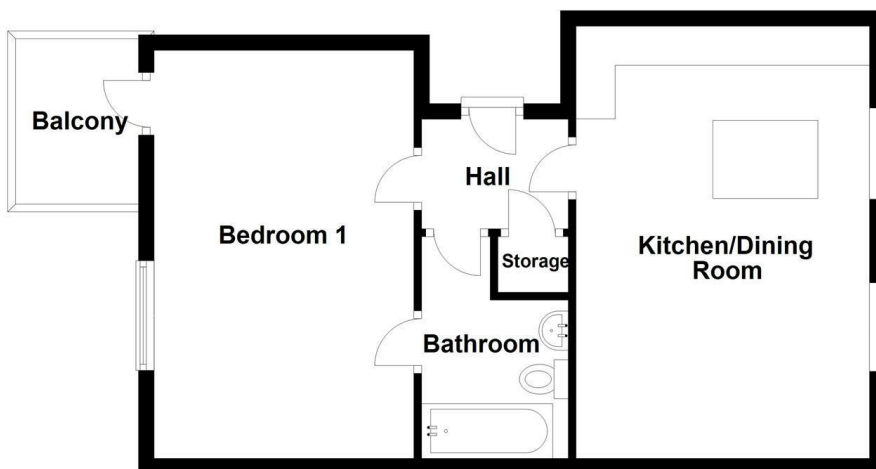
### Outside

One allocated parking space and private outdoor area.





### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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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