

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**29 WYNDELL PARK,
NEWTOWNARDS, BT23 7UX**

OFFERS AROUND £209,950

OPEN VIEWING :
Saturday 25th May 2024
2-4pm

Located in the popular development of Wyndell just off the Donaghadee Road, this beautifully presented mid townhouse offers excellent accommodation extending to circa.1400 sq ft. On entering the property any potential buyer will be delighted with the sense of space and style and the vendors attention to detail.

Glazed double doors lead to a generous family lounge with gas fire and beautiful stone fireplace.

A private enclosed rear garden, perfect for relaxing in on summer evenings, is accessed by double patio doors from the kitchen/dining room.

There are three generous double bedrooms, master with ensuite and the large family bathroom boasts a roll top bath with separate shower cubicle.

The property also benefits from a floored roof space accessed via a Slingsby type ladder. With so much to offer, we anticipate strong demand; therefore early viewing is a must to avoid disappointment.



Key Features

- Beautifully Presented Deceptively Spacious Mid Townhouse
- Spacious Lounge With Gas Fire
- Bathroom with Feature Roll Top Bath
- Easily Maintained Private Rear Garden
- Convenient To Local Schools And Arterial Routes
- Modern Kitchen With Dining Area
- Three Double Bedrooms
- Oil Fired Central Heating And Double Glazing



Accommodation

Comprises:

Hall

Tiled floor, cloak space, and storage.

Living Room

12'4" x 19'10"

Fireplace with tiled hearth, brick surround and mantle.

Kitchen/Dining

15'0" x 18'10"

Range of high and low level units, wood laminate work surfaces, integrated fridge/freezer, plumbed for dishwasher, washing machine, integrated oven, four ring electric hob, stainless steel extractor hood, one and a quarter stainless steel sink with mixer tap and drainer, space for dining area, living space and double doors to enclosed rear garden.

First Floor Return

Built in storage.

Bedroom 1

11'0" x 15'1"

Double bedroom with built in wardrobes with sliding doors.

Ensuite Shower Room

White suite comprising, corner shower enclosure, wall mounted overhead shower, glass door, pedestal wash hand basin with mixer tap, low flush w/c, part tiled walls, extractor fan.

Bedroom 2

11'6" x 15'1"

Double bedroom with built in storage.

Bedroom 3

11'5" x 10'11"

Double bedroom.

Bathroom

White suite comprising, free standing bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w/c, corner shower enclosure, wall mounted overhead shower, sliding door, extractor fan, partially tiled walls, wooden floor.

Outside

Front - Tarmac driveway with space for two vehicles, area in mature shrubs and stoned beds.

Rear - Fully enclosed, area in artificial grass, area in patio, side gate for bin access, outside tap and light, oil fired boiler and oil tank.



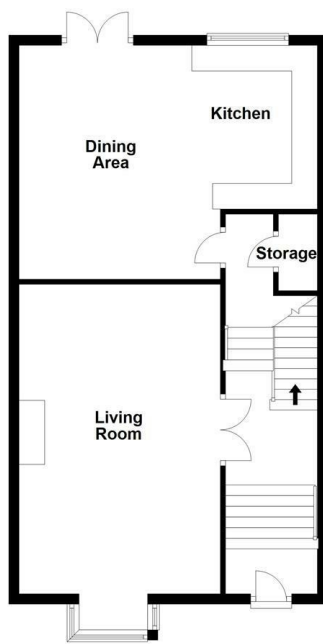




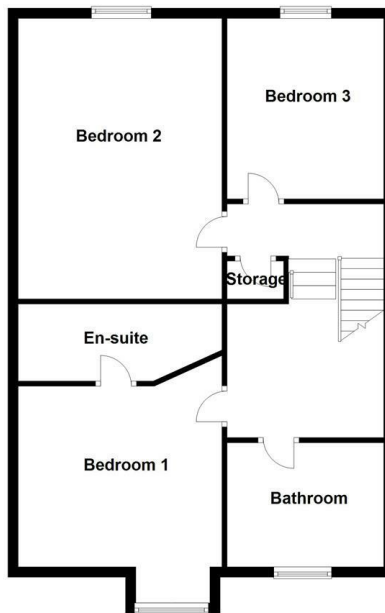




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	72
(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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