

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**FIRST FLOOR APT, APT 5  
SUMMERFIELD HOUSE,**

**OFFERS AROUND £135,000**

Located in the heart of Conlig Village, this spacious two bedroom first floor apartment is a short distance from local amenities, schools and main arterial routes to Bangor, Belfast and Newtownards.

The property offers hall with built in storage, modern fitted kitchen, separate utility room, living room with views of the reservoir, two good sized bedrooms and a modern family bathroom comprising white suite. In addition, the property has gas fired central heating and uPVC double glazed windows.

Externally, there is a communal garden to the rear and communal parking to the front and side of property. The gardens are well maintained and benefits from a number of private areas suitable for seating or entertaining.

This property will appeal to a wide range of clients from investors, downsizers to first time buyers alike.

Early viewing is highly recommended for this beautifully decorated, spacious apartment.



## Key Features

- Modern First Floor Two Bedroom Apartment, Finished To a high Standard Throughout
- Separate Utility Room With Low Level Units And Plumbed For Washing Machine
- Family Bathroom Comprising Modern White Suite
- One Unallocated Parking Space And Well Maintained Communal Gardens
- Luxury Fitted Kitchen With Space For Dining And A Great Range Of Integrated Appliances
- Spacious Living Room With Dual Aspect Views
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Recommended For This Modern, Spacious Apartment



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate floor, cloakroom space, built-in storage.

#### Living Room

14'7" x 14'7"

Wood laminate floor.

#### Kitchen

11'7" x 9'10"

Modern range of high and low level units, laminate work surfaces, integrated dishwasher, integrated fridge/freezer, integrated oven, four ring electric hob with stainless steel extractor fan and hood, one and a quarter stainless steel sink with mixer tap and drainer, wood laminate floor, gas fired boiler.

#### Utility

6'10" x 6'10"

Low level units, laminate work surfaces, plumbed for washing machine, stainless steel sink with mixer tap and drainer, wood laminate floor.

#### Bedroom 1

10'1" x 12'8"

Double bedroom.

#### Bedroom 2

8'7" x 9'10"

### Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, fully tiled walls, extractor fan.

### Outside

Communal parking with one unallocated parking space and communal gardens in lawn with mature hedging.



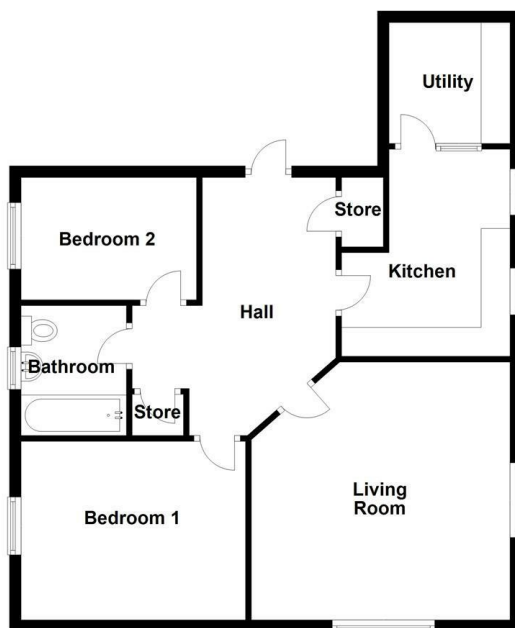








Ground Floor



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		79	80
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark

