

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £128,950**



Welcome to South Street Mews in Newtownards! This delightful first-floor apartment is nestled in a secure gated community, offering you peace of mind and a sense of exclusivity.

The modern fitted, Thomas Bell Kitchen is a chef's dream, perfect for whipping up culinary delights. The spacious living room provides a cozy retreat for relaxation or entertaining guests. With two double bedrooms, including a master bedroom with an ensuite shower room, you'll have plenty of space to unwind in style. The convenience of a family bathroom adds to the practicality of this charming abode.

As you step inside, you'll be greeted by the warmth of a B-rated energy efficient design with gas-fired central heating and UPVC double-glazed windows that invite natural light to circulate throughout the rooms.

Situated close to Newtownards Town Centre, you'll have easy access to a variety of amenities, shops, and eateries, making everyday living a breeze.

Whether you're an investor looking for a promising opportunity, a downsizer seeking a more manageable space, or a first-time buyer ready to step onto the property ladder, this property caters to a diverse range of needs. Don't miss out on the chance to make this lovely apartment your own!



## Key Features

- Spacious First Floor Apartment, Within Walking Distance To Newtownards Town Centre
- Modern Thomas Bell Fitted Kitchen With Range Of Integrated Appliances
- Large Living Room With Juliette Balcony
- Two Double Bedrooms, Master With Ensuite Shower Room
- Family Bathroom Comprising Of White Suite
- B-Rated Energy Efficient Design With Gas Fired Central Heating And uPVC Double Glazing
- Secure Gated Courtyard, With One Allocated Parking Space In Front Of Apartment
- Early Viewing Recommended, Attracting A Wide Range Of People From Investors To Downsizers To First Time Buyers Alike



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled floor, stairs leading to first floor landing.

#### Landing

Built in storage.

#### Living Room

17'0" x 12'4"

Juliette balcony, recessed spotlights.

#### Kitchen

13'3" x 8'2"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, integrated appliances to include; fridge, microwave, oven and four ring gas hob, stainless steel extractor hood, part tiled walls, tiled floor, recessed spotlight, built in storage and gas fired boiler.

#### Bedroom 1

10'8" x 13'4"

Double bedroom.

#### Ensuite Shower Room

White suite comprising, walk in shower cubicle with overhead shower, sliding glass door, pedestal wash hand basin with mixer tap and tiled splashback, low flush w/c, tiled floor, extractor fan and recessed spotlights.

#### Bedroom 2

10'0" x 10'0"

#### Bathroom

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

#### Outside

One allocated parking space. Gated development.





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		81	81
(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

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