

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 BEECHDENE CRESCENT,
NEWTOWNARDS, BT23 8RZ**

OFFERS AROUND £219,950

This well maintained family home sits on a private site with mature gardens, benefitting from an array of plants, shrubs and trees and is close to Newtownards town centre and all local amenities.

Internally there is great accommodation throughout, with a good sized living room with open fire, modern kitchen with space for informal dining, formal dining room, ground floor bedroom, shower room and integral garage.

The first floor has three well proportioned bedrooms and a family bathroom with white suite. Externally, there is off street parking to the front and an enclosed rear garden with a large area in lawn. In addition, there is a raised decked entertaining area and paved section for seating.

Overall, this lovely property offers a spacious, modern family home that will appeal to a range of buyers, particularly those looking for a private site in a great location close to the town centre. We recommend viewing at your earliest convenience as we anticipate great interest in this property.



Key Features

- Detached Four Bedroom Property With Large Private Garden
- Open Plan Kitchen/Dining, Formal Dining Room And Living Room With Open Fire
- Off Street Parking For Two Vehicles And Integral Garage
- Well Maintained Throughout And Decorated To A Good Standard
- Ground Floor Shower Room And First Floor Family Bathroom
- Ground Floor Double Bedroom And Three Further Bedrooms On First Floor
- Private Rear Garden With Lawn, Mature Plants And Shrubs And Raised Decked Entertaining Area
- Early Viewing Is Highly Recommended For This Lovely Family Home



Accommodation

Comprises:

Entrance Porch

Tiled flooring, glazed door to entrance hall.

Entrance Hallway

Wood laminate flooring, storage under stairs.

Living Room

13'5" x 12'5"

Open fireplace with tiled hearth, tiled surround, wooden mantle and wooden flooring.

Dining Room

10'2" x 9'10"

Wood laminate flooring, sliding doors to rear garden.

Kitchen

15'8" x 12'1"

Modern range of high and low level units, wood laminate work surfaces, space for fridge/freezer, one and a half bowl composite sink unit with mixer tap, part tiled walls, plumbed for washing machine, built in electric under oven, four ring gas hob with stainless steel extractor fan and hood, feature glazed unit, space for informal dining, recessed spotlights.

Bedroom 4

11'1" x 9'2"

Wood laminate flooring, overlooking rear garden.

Shower Room

White suite comprising low flush wc, corner wall mounted wash hand basin with tiled splashback, tiled shower enclosure with overhead shower and glazed door, wall mounted chrome radiator and vinyl flooring.

First Floor

Landing

Access to roofspace.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, panelled bath with "Mira" overhead shower and glazed screen, part tiled walls and tiled flooring.

Bedroom 1

11'9" x 10'2"

Wood laminate flooring and two built in storage areas.

Bedroom 2

11'5" x 9'10"

Bedroom 3

8'10" x 7'2"

Integral Garage

16'0" x 10'2"

Power and light and oil fired boiler.

Outside

Front: Off street parking for two vehicles, area in lawn and mature hedging.

Rear: Area in lawn, raised decked entertaining area, paved section, mature plants, shrubs and trees, outside tap, outside light, fully enclosed and private site.



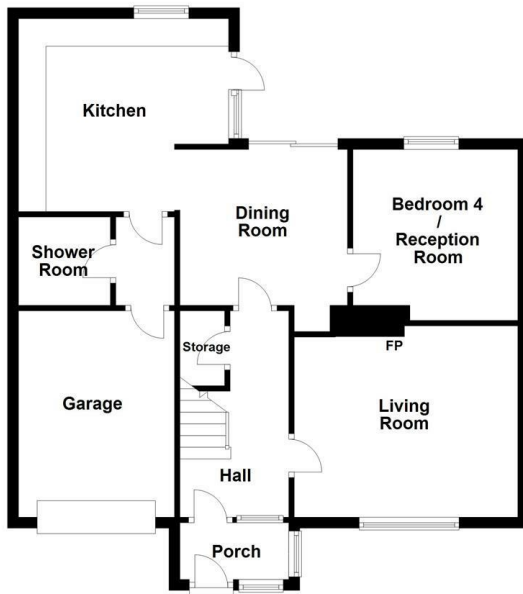




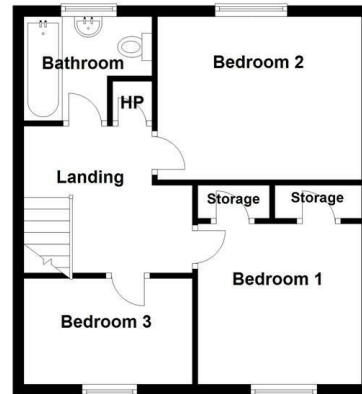




Ground Floor



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			
(39-54) E		50	65
(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

