

ULSTER PROPERTY SALES

UPS

RENTALS - NEWTOWNARDS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



6 FREDERICK PLACE,  
NEWTOWNARDS, BT23 4AW

£750 PER MONTH



Welcome to this charming two-bedroom mid-terrace house located on Frederick Place in Newtownards. Situated within walking distance of the town centre, this property offers convenience and easy access to local amenities and transport links to Belfast and beyond.

As you step inside, you are greeted by a delightful open plan living space that is perfect for relaxing and entertaining, and a modern fitted kitchen. The first floor boasts two double bedrooms and family shower room. Additionally, the property has oil-fired central heating and double-glazed windows.

Don't miss the opportunity to make this house your home and enjoy the convenience of living in such a well-connected location. Contact us today to arrange a viewing and take the first step towards obtaining this wonderful property on Frederick Place.



## Key Features

- Spacious Two Bedroom Mid-Terrace Property, Located Within Walking Distance Of Newtownards Town Centre, Local Amenities, Schools And Main Arterial Routes
- Open Plan Living/Dining Room
- Fitted Modern Kitchen
- Two Double Bedrooms
- Family Shower Room Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- On Street Parking And Fully Enclosed Rear Yard
- Early Viewing Recommended To Not Miss Out On A Beautiful Property



## Accommodation Comprises

### Living/Dining Room

13'11" x 18'0"

Wooden flooring, fireplace with iron surround and tiled hearth, under stair storage.

### Kitchen

9'4" x 8'8"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated oven, four ring electric hob, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, recessed spotlights, tiled floor, part tiled walls, back door to enclosed rear yard.

### First Floor

#### Landing

Recessed spotlights.

#### Bedroom 1

13'10" x 10'0"

Double Bedroom.

#### Bedroom 2

8'7" x 9'5"

Double bedroom.

### Bathroom

White suite comprising walk in shower, wall mounted overhead shower, sliding doors, pedestal wash hand basin with mixer tap, low flush w/c, heated towel rail, hot press with storage, part tiled walls, recessed spotlights.

### Outside

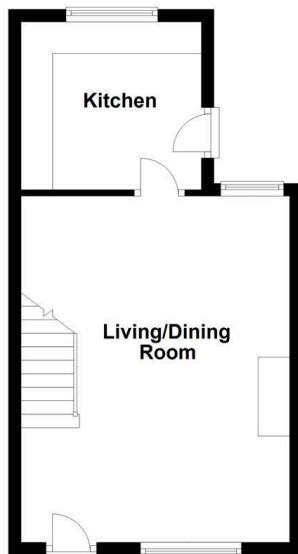
Front - On street parking.

Rear - Fully enclosed, decked area, oil fired boiler, oil tank, gate for bin access, outside tap and light.

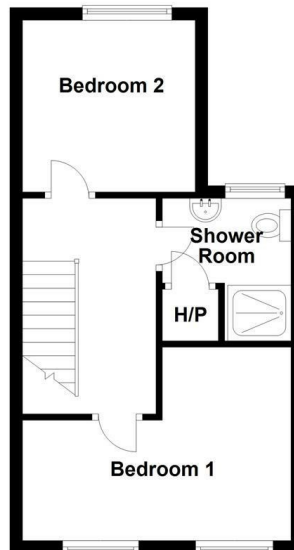




Ground Floor



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		53	68
(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 02890471515.

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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