

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**23 BANGOR ROAD,  
NEWTOWNARDS, BT23 7BZ**

**OFFERS AROUND £145,000**



Perfectly located within minutes of Newtownards town centre and close to all local amenities, schools and arterial routes, this lovely home will appeal to a wide range of buyers and we anticipate good interest.

The property benefits from a good sized living room with open fireplace, kitchen/dining area and lean to with utility area, two bedrooms and a modern family bathroom with white suite. The rear garden is a fantastic size and has decked area for entertaining. We recommend viewing this lovely home at your earliest convenience.



## Key Features

- Two Bedroom Semi-Detached property Close To Newtownards Town Centre
- Good Sized Living Room With Open Fireplace
- Open Plan Kitchen/Dining Room With Range Of Integrated Appliances
- Modern Family Bathroom With White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Lean To Plumbed for Washing Machine
- Walking Distance To All Local Amenities, Schools And Main Arterial Routes
- Early Viewing Is Highly Recommended



## Accommodation

### Comprises:

#### Entrance Hall

Wood laminate flooring.

#### Living Room

12'5" x 11'9"

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

#### Kitchen / Dining Room

16'7" x 8'1"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated dishwasher, fridge/freezer four ring hob and oven, stainless steel extractor hood, partially tiled walls and wood laminate flooring.

#### Lean To

16'5" x 9'11"

Laminate flooring, plumbed for washing machine, back door access to garden and power and electric.

#### First Floor

#### Landing

Roof space access.

#### Bathroom

White suite comprising walk-in shower enclosure with wall mount overhead shower and glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, tiled walls, heated towel rail, part wood panelled walls and laminate flooring.

#### Bedroom 1

12'5" x 8'10"

#### Bedroom 2

11'5" x 8'6"

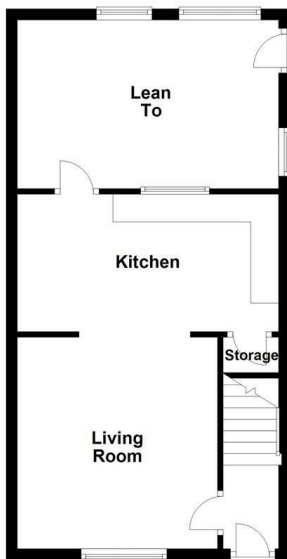
#### Outside

Front: Paved area with space for vehicles  
Rear: Decked area, area in lawn

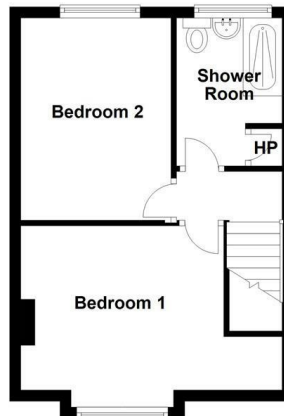




Ground Floor



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.

23 Bangor Road

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	
(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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