

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 HERON PARK,
NEWTOWNARDS, BT23 8WJ**

OFFERS AROUND £184,950

Welcome to this charming three-bedroom detached bungalow located in Heron Park, Newtownards.

This delightful bungalow offers a spacious open plan living and dining room, complete with a cosy open fireplace. The three well-appointed bedrooms provide ample space for a growing family or visiting guests and the family bathroom boasts a modern white suite, adding a touch of elegance to the property.

Outside, the property features a tarmac driveway with off-street parking, ensuring convenience for you and your visitors. The enclosed rear garden offers a private oasis, perfect for enjoying a cup of tea on a sunny afternoon. Additionally, the detached garage provides extra storage space or the opportunity for a DIY enthusiast to create their own workshop.

Early viewing is highly recommended for this property, as it offers a wonderful opportunity to own a detached bungalow in a sought-after location. Don't miss out on the chance to make this house your home.



Key Features

- Three Bedroom Detached Bungalow In A Quiet Residential Location
- Fitted Kitchen With Good Range Of Units
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Close To Local Amenities, Schools And Main Arterial Routes
- Open Plan Living/Dining Room With Open Fireplace
- Family Bathroom Comprising Of White Suite
- Tarmac Driveway With Off Street Parking, Enclosed Rear Garden and Garage
- Early Viewing Is Highly Recommended



Accommodation

Comprises:

Entrance Hall

Living Room

12'5" x 19'1"

Open fire with marble hearth and surround.

Kitchen

8'2" x 9'4"

Range of high and low level units with laminate worktops, inset sink with mixer tap and drainer, part tiled walls, freestanding cooker, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine, space for tumble dryer and vinyl flooring.

Bedroom 1

9'11" x 11'6"

Double Bedroom.

Bedroom 2

8'11" x 8'0"

Double Bedroom.

Bedroom 3

8'1" x 9'1"

Hallway

Access to roof space and storage.

Bathroom

White comprising panelled bath with mixer tap, wall mounted overhead shower, low flush w/c, pedestal wash hand basin with mixer tap, vinyl flooring and partially tiled walls.

Detached Garage

9'8" x 17'11"

Power and light.











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			
(69-80) C			
(55-68) D		60	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

1 Heron Park

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.

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