

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**36 CANBERRA GARDENS,
NEWTOWNARDS, BT23 4RN**

OFFERS AROUND £91,000



Located in the West Winds Development, this end terrace is a short distance from Newtownards Town Centre, local amenities, schools and main arterial routes to Bangor, Belfast and further afield.

The property offers a spacious living room, kitchen with space for appliances and dining area, rear hall with back door to enclosed rear garden. On the first floor, there are three bedrooms, two with built in storage and a family bathroom comprising of white suite. The property has oil fired central heating and uPVC double glazed windows. Externally there are fully enclosed front and rear gardens, with off street parking to the rear of the property.

This property appeals to first time buyers and investors alike so early viewing is highly recommended.



Key Features

- Attractive End Terrace Property In A Popular Residential Location
- Three Good Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen With Space For Appliances
- Family Bathroom Comprising Of White Suite
- Fully Enclosed Front And Rear Garden
- Oil Fired Central Heating
- Located A Short Distance From Newtownards Town Centre and Local Amenities



Accommodation Comprises:

Entrance Hall

Wood laminate flooring.

Living Room

Wood laminate flooring.

Kitchen / Dining Area

Range of high and low level units, granite work surfaces, single stainless sink with mixer tap and built in drainer, plumbed for washing machine, four ring electric hob and integrated oven, space for informal dining, partially tiled walls and tiled flooring.

Rear Hall

Vinyl flooring, door through to enclosed rear garden.

First Floor

Landing

Access to hot press.

Bedroom 1

Double bedroom with built in storage.

Bedroom 2

Double bedroom with built in storage.

Bedroom 3

Built in storage.

Bathroom

White suite comprising low flush w/c, corner bath with mixer tap, pedestal wash hand with mixer tap, tiled walls, vinyl flooring.

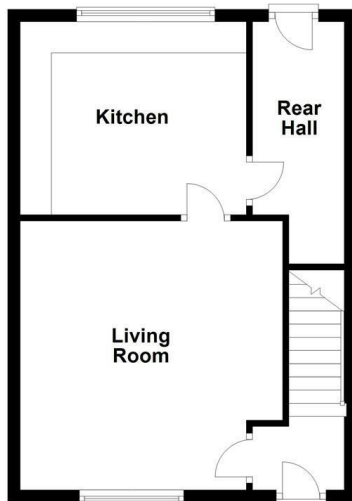
Outside

Fully enclosed area to front and back with rear garden in lawn. Communal parking.

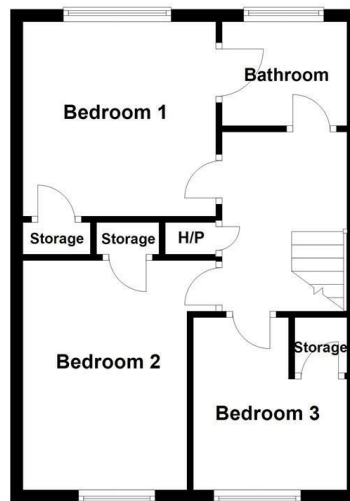




Ground Floor



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			61
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

36 Canberra Gardens

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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