

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**18 TULLYNAGARDY  
AVENUE, NEWTOWNARDS,**

**OFFERS AROUND £219,950**

Located in the charming Tullynagardy Avenue in Newtownards, this semi-detached property boasts three good-sized bedrooms, with the master bedroom featuring an en suite shower room for added convenience.

The modern kitchen is a highlight of this property, offering a good range of units and integrated appliances. The ground floor is equipped with a toilet suite, and outside, there is off-street parking available for up to three vehicles.

The living room is a cosy space with built-in storage and an inviting open fireplace, perfect for relaxing evenings with family and friends.

Overall, this 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

- Beautifully Presented Semi-Detached Property In Tullynagardy
- Modern Kitchen With A Range Of Built-In Appliances
- Ground Floor WC And Off Street Parking For Three Vehicles
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Lounge With Built In Storage Cupboard And Open Fireplace
- Three Good Sized Bedrooms, Master With En Suite Shower Room
- Enclosed Rear Garden With Lawn And Raised Decking Area
- Early Viewing Recommended To Appreciate This Stunning Home



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring.

#### Lounge

12'1" x 15'10"

Wood laminate flooring, built-in storage cupboard, open fireplace with wooden mantle and tiled hearth.

#### Kitchen

12'1" x 12'8"

Modern range of high and low level units, wood laminate work surfaces, inset sink unit with mixer tap, part tiled walls, integrated appliances to include; washing machine, built in electric under oven, four ring gas hob with stainless steel extractor hood and fridge/freezer. Space for informal dining, recessed spotlighting and access to enclosed rear garden.

#### Downstairs W.C

Tiled flooring, low flush w.c., and wall mounted sink with tiled splashback.

#### First Floor

#### Landing

Access to roof space and built in storage.

#### Bedroom 1

9'4" x 12'11"

Double bedroom.

#### En Suite

White suite comprising low flush w.c., corner wall mounted wash hand basin with tiled splashback, tiled shower enclosure with overhead shower and glazed door and tiled flooring.

#### Bedroom 2

7'9" x 12'4"

#### Bedroom 3

7'9" x 8'10"

#### Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with tiled splashback, panelled bath with overhead shower, part tiled walls and tiled flooring.

#### Outside

Stone driveway to front with space for three cars, garden in lawn. Fully enclosed rear garden in lawn with stones, decking area, and paved walkway to shed with power and light. Outside tap and outside light.



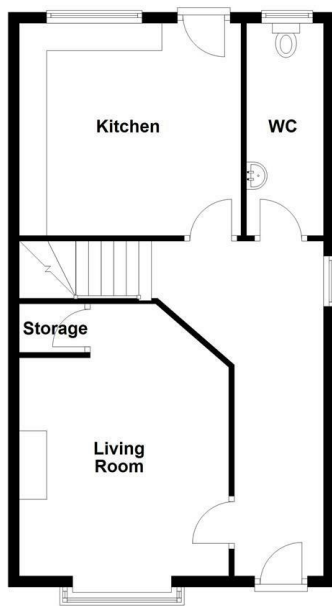




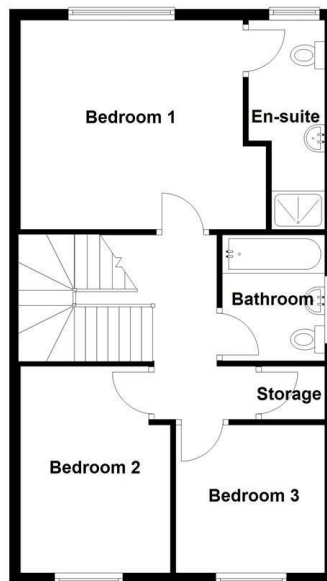




Ground Floor



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.

18 Tullvnaagdú Avenue

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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