

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**58C CANBERRA GARDENS,  
NEWTOWNARDS, BT23 4RN**

**OFFERS AROUND £80,000**



Welcome to this modern ground floor apartment located in Canberra Gardens, Newtownards.

As you step into the bright and spacious living room, there are lovely views over the local airfield. This property features two bedrooms, both designed with built-in storage to maximise space and functionality.

One of the standout features of this property is that it comes with no onward chain, offering you a hassle-free buying process.

Don't miss this fantastic opportunity to book a viewing today and see what this property has to offer.

## Key Features

- Ground Floor Apartment In The West Winds Estate
- Bright And Spacious Living Room With Views Of Communal Grass Area And Airfield
- Fitted Kitchen With Space For Appliances
- Two Bedrooms, Both With Built In Storage
- Gas Fired Central Heating And PVC Double Glazed Windows
- White Three Piece Bathroom Suite
- Good Location, Close To A Wide Range Of Local Amenities
- No Onward Chain. Leasehold.



### Accommodation

#### Comprises:

#### Communal Hallway

Access to front door.

#### Entrance Hallway

#### Living Room

12'2" x 14'7"

#### Kitchen

7'4" x 8'7"

Range of high and low level units with laminate work surfaces, inset sink unit with mixer tap, space for fridge/freezer, plumbed for washing machine, built in electric under oven, four ring gas hob, extractor fan and partly tiled walls.

#### Hallway

Built in storage.

#### Bedroom 1

8'7" x 11'2"

Built in storage.

#### Bedroom 2

6'0" x 10'4"

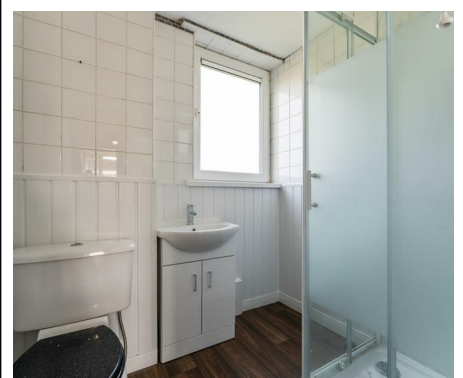
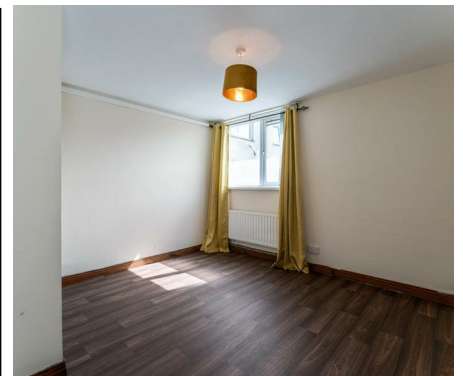
Built in storage.

### Bathroom

White suite comprising corner shower enclosure with overhead shower and glazed door. low flush wc and wall mounted wash hand basin.

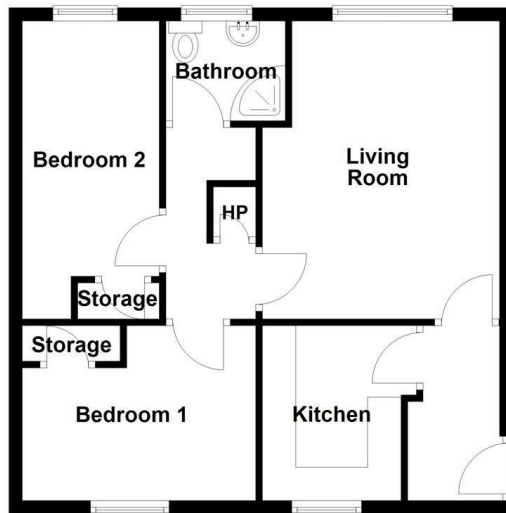
### Outside

Communal parking and area for bins.





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		73	76
(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	

### 58c 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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