

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 RUGBY GARDENS,
NEWTOWNARDS, BT23 4LF**

OFFERS OVER £189,950

Nestled in the charming Rugby Gardens of Newtownards, this semi-detached house boasts a large double storey extension that transforms it into a four-bedroom property.

As you step inside, you'll be greeted by a spacious lounge with feature multi fuel stove, open plan kitchen and dining room, separate utility room and ground floor toilet suite. The first floor offers four well-proportioned bedrooms, with the master bedroom featuring a large built-in shower cubicle and vanity unit.

Outside offers off street parking for two cars with mature shrubs to the front and enclosed paved garden to the rear. Other benefits include oil fired central heating and uPVC double glazing.

This property has been meticulously maintained throughout, showcasing a high standard of decoration that is sure to impress even the most discerning buyer. View now to avoid disappointment.



Key Features

- Semi-Detached Four Bedroom Property With Large Double Storey Extension
- Good Sized Living Room Benefiting From A Feature Multi Fuel Stove
- Four Bedrooms On The First Floor, Master With Built-In Shower
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Ground Floor Toilet Suite And Additional First Floor Family Bathroom
- Open Plan Kitchen/Dining Room With Separate Utility Room
- Well Maintained & Decorated To A Good Standard Throughout
- Early Viewing Is Highly Recommended For This Family Home



Accommodation

Comprises:

Entrance Hallway

Tiled flooring with storage under stairs.

Living Room

10'6" x 14'0"

Fireplace with marble hearth, surround, wooden mantle and multi-fuel burner, floor to ceiling window, corniced ceiling, tiled flooring.

Kitchen/Dining Room

9'4" x 16'0"

Modern range of high and low level units, laminate work surfaces with upstands, built-in full length fridge and separate built-in full length freezer, undermount sink with mixer tap and built in drainer, built-in double oven, four ring electric hob with stainless steel extractor fan and hood, part tiled walls, space for dishwasher, space for informal dining, recessed spotlights and access to rear garden.

Utility Room

6'0" x 9'4"

Modern range of high and low level units, laminate work surfaces, part tiled walls, plumbed for washing machine and space for tumble dryer.

Ground Floor WC

White suite comprising low flush w.c., wall mounted wash hand basin with tiled splashback, laminate flooring and extractor fan.

Landing

Access to roofspace via Slingsby type ladder.

Bedroom 1

12'7" x 9'5"

Built-in storage, built-in tiled shower enclosure with overhead shower and glazed shower door, extractor fan, vanity unit with mixer tap, wood laminate flooring.

Bedroom 2

8'11" x 13'8"

Wood laminate flooring.

Bedroom 3

7'5" x 8'9"

Wood laminate flooring with built in storage.

Bedroom 4

7'2" x 9'6"

Wood laminate flooring.

Bathroom

White suite comprising low flush w.c., semi pedestal wash hand basin with mixer tap, panelled bath with electric overhead shower and glazed shower screen, recessed spotlights, fully tiled walls, tiled flooring.

Outside

Front: off street parking for two vehicles and mature shrubs.

Rear: paved area with mature plants, shrubs and trees, outside tap, outside light.



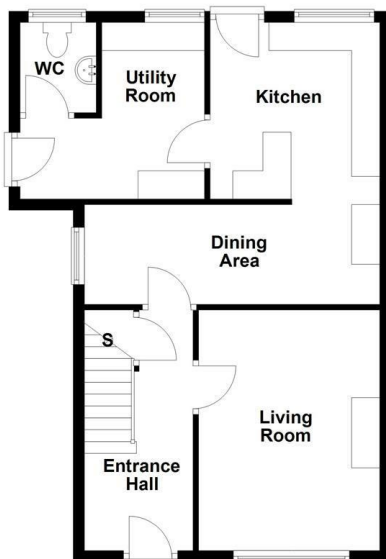




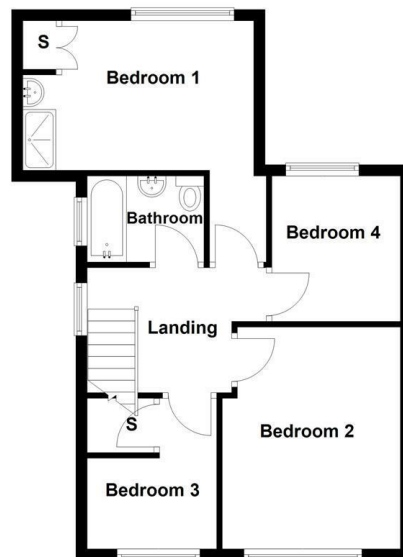




Ground Floor



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.

11 Ruabv Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		73	
(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	

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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