

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**2 MILLERS PARK AVENUE,
NEWTOWNARDS, BT23 7GD**

OFFERS AROUND £189,950

Welcome to this charming townhouse located on Millers Park Avenue in Newtownards! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

This modern townhouse features two bathrooms, ensuring convenience and privacy for all residents. Built in 2016, this property offers contemporary living spaces with a touch of elegance. The open layout creates a seamless flow throughout the house, making it ideal for both everyday living and hosting gatherings.

Situated in a desirable location, this townhouse provides easy access to local amenities, schools, and green spaces, offering a perfect blend of convenience and tranquility. Whether you're looking for a place to call home or an investment opportunity, this property has the potential to fulfil your needs and exceed your expectations.

Don't miss out on the chance to own this beautiful townhouse in Newtownards. Contact us today to arrange a viewing and take the first step towards making this house your new home!



Key Features

- Beautifully Presented End-Terrace Home Off The North Road In Newtownards Built By An Award Winning Property Developer
- Modern Kitchen With A Range Of Units And Open To Dining Area
- Allocated Parking Space To The Front Of The Property
- Within Walking Distance To Newtownards And All Local Amenities
- Spacious Living Room Area With Three Well Proportioned Bedrooms
- Ground Floor WC And First Floor Family Bathroom
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Is Highly Recommended To Appreciate This Stunning Home



Accommodation Comprises;

Entrance Porch

Tiled flooring.

Living Room

12'11" x 16'2"

With dual aspect views, recessed spotlighting and built in sound system.

Downstairs WC

White suite comprising low flush wc, wash hand basin with mixer taps and tiled splash back, extractor fan and ceramic tiled floor.

Kitchen/Dining Room

11'1" x 17'10"

Range of high and low level units, wood laminate work surfaces, integrated fridge/freezer, four ring electric hob, integrated oven, stainless steel extractor fan and hood, inset sink with mixer tap and drainer, recessed spotlights, plumbed for washing machine, space for informal dining and sun room with access to rear garden, ceramic tiled floor.

First Floor

Landing

Hot press with gas boiler and storage, recessed spotlighting and access to fully floored roofspace via slingsby type ladder.

Bedroom 1

12'11" x 9'8"

Double room, dual aspect views, built in sound system.

Bedroom 2

7'6" x 8'9"

Bedroom 3

6'10" x 11'8"

Built in wardrobe.

Bathroom

White suite comprising large, tiled, shower cubicle, sliding glazed doors, overhead waterfall shower, low flush wc, wash hand basin with mixer taps, recessed spot lighting with tiled flooring and partly tiled walls.

Outside

Front - Landscaped area with garden in lawn, bedding area with mature shrubs and allocated parking space.

Rear - Paved area, shrubs, bedding, raised patio and decking area, shed with power and light.



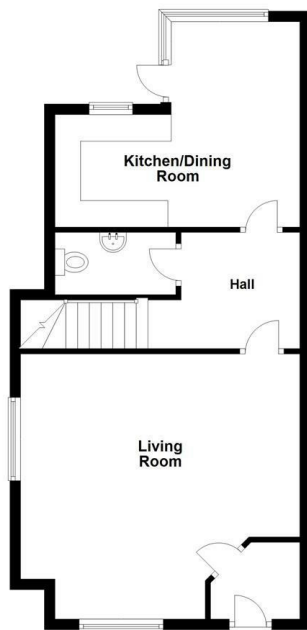




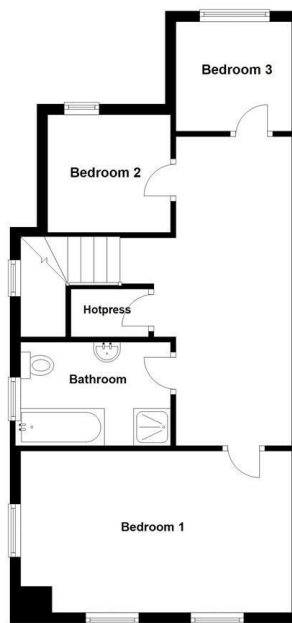




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		82	82
(81-81) B			
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

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028 9336 5986

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RENTAL DIVISION
028 9070 1000

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028 9756 1155

CAUSEWAY COAST
0800 644 4432

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



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