

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1A WEST STREET,  
NEWTOWNARDS, DOWN, BT23**

**ASKING PRICE £90,000**



1A West Street, Newtownards, BT23 4EN - We have received an offer of £ 99,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (69/73)

Located on West Street in Newtownards, this flat offers a delightful living space for those seeking comfort and convenience. Boasting a spacious first-floor layout, this apartment is ideally situated within walking distance to Newtownards Town Centre, ensuring easy access to local amenities and public transport routes.

Upon entering, you are greeted by an inviting open plan living and dining area, perfect for relaxing or entertaining guests. The property features two well-proportioned bedrooms, providing ample space for a small family, a couple, or even as a home office for remote working.

With its prime location and versatile layout, this property appeals to a wide range of individuals, from investors, to downsizers and first-time buyers eager to step onto the property ladder.

Don't miss the chance to make this perfectly located apartment your own - schedule an early viewing to fully appreciate the potential this home has to offer.



## Key Features

- First Floor Apartment Close To Newtownards Town Centre
- Open Plan Living/Dining Area & Modern Fitted Kitchen
- Two Well Proportioned Bedrooms With Laminate Flooring
- Modern Bathroom With Panelled Bath & Separate Shower
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Perfect Opportunity For First Time Buyers, Down Sizers or Investors
- Early Viewing Recommended
- No Onward Chain



### Accommodation Comprises;

#### Entrance Hallway

Tiled floor, stairs leading to first floor landing.

#### Landing

#### Living Room

11'9" x 15'2"

Wood laminate flooring.

#### Kitchen

8'3" x 12'5"

Modern range of high and low level units, laminate work surfaces, space for fridge/freezer, single stainless steel sink unit with mixer tap, plumbed for washing machine, built-in oven, four ring electric hob with stainless steel extractor fan and hood, space for informal dining and recessed spotlights.

#### First Floor

#### Bedroom 1

9'6" x 13'0"

Double bedroom, recessed spotlights.

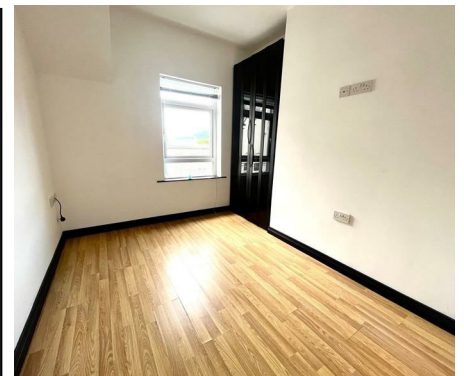
#### Bedroom 2

7'1" x 9'6"

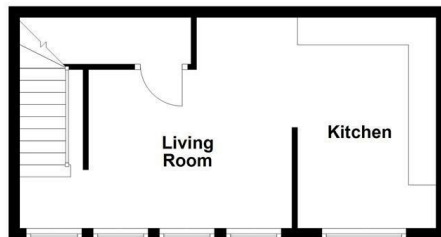
Wood laminate flooring, recessed spotlights.

#### Bathroom

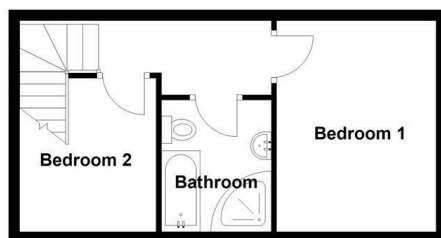
White suite comprising low flush w.c., wall-mounted counter top sink, panelled bath, corner tiled shower enclosure with overhead shower and glazed door, part tiled walls, tiled flooring, recessed spotlights.



### 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.

### 1a West Street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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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