

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**11 CASTLE MEADOWS, CARROWDORE,
NEWTOWNARDS, BT22 2TZ**

OFFERS AROUND £215,000

Ulster Property Sales are delighted to offer for sale this beautifully presented and deceptively spacious detached chalet family bungalow which offers both attractively designed and adaptable accommodation, which is sure to appeal to even the most discerning of purchasers! Upon inspection viewers will appreciate the welcoming entrance hall and the wealth of reception space afforded by the gracious lounge with its solid wooden flooring and attractive fireplace and the versatile ground floor family room which could be utilized as a 4th bedroom according to family requirements.

Special mention must be made of the pleasing 3 piece white bathroom suite with its tiled walls and flooring and viewers shall be further enticed by the striking open plan kitchen/dining area with its attractive range of units, selection of integrated appliances, tiled floor and pleasing outlook to the well tended rear garden. The ground floor also offers a practical bedroom, and at first floor level this fine home boasts two further generously proportioned bedrooms and a well appointed 3 piece white shower room with tiled walls.

Outside the front garden is laid in lawn with plants and shrubs and the tarmac drive provides ample off street parking and access to the detached garage. The enclosed rear enjoys brick paving, an area laid in stones with a feature garden pond and a paved patio ideal for those summer barbecues.



Key Features

- Deceptively Spacious Detached Chalet Bungalow
- Ground Floor Bathroom & First Floor Shower Room
- Double Glazing
- Detached Garage
- Adaptable 2+ Receptions & 3 Bedrooms
- Striking Kitchen
- Oil Fired Heating System
- Gardens to Front & Rear



ACCOMMODATION

White uPVC double glazed front door and complimentary side window panels.

SPACIOUS ENTRANCE HALL

Chinese slate floor. 2 Wall light points. Double pane radiator. Understairs cloak room.

LOUNGE

14'8" x 14'0"

15 Pane bevelled glazed double doors from hall. Solid wooden flooring. Double panel radiator. 2 Wall light points. Attractive fireplace. White uPVC double glazed windows.

KITCHEN/DINING AREA

18'4" max x 9'9" max

High and low level units with roll edge work surfaces. Concealed lighting. 1 1/4 bowl stainless steel sink unit with mixer taps. Part opaque glazed display cabinet. Extractor fan. Integrated 4 ring hob and oven, dishwasher and fridge/freezer. Tiled floor. Feature wall mounted double panel radiator. Ceiling Downlighters. White uPVC double glazed windows. Double glazed sliding rear patio door.

BEDROOM 3

12'2" max x 11'11" max

White uPVC double glazed windows. Single panel radiator.

BEDROOM 4/FAMILY ROOM

12'2" x 11'0"

White uPVC double glazed windows. Single panel radiator.

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone hand shower. Low flush W.C. Pedestal wash hand basin. Tiled walls. Tiled floor. Wall mounted heated towel rail. Ceiling downlighters. White uPVC double glazed windows.

STAIRS TO FIRST FLOOR

LANDING

2 Double glazed Velux windows. Access to rofspace. Built-in hotpress with insulated copper cylinder.

BEDROOM 1

14'3" max x 12'2" max

White uPVC double glazed windows. Single panel radiator.

BEDROOM 2

14'3" max x 12'1" max

White uPVC double glazed windows. Single panel radiator. Access to eaves storage.

SHOWER ROOM

White suite comprising: Tiled shower cubicle with Triton electric shower. Low flush W.C. Pedestal wash hand basin with mixer tap. Tiled walls. Double panel radiator. Double glazed Velux window.

OUTSIDE

GARAGE

18'11" max x 11'9" max

Roller shutter door. Light and power. Plumbed for washing machine. White uPVC double glazed window. uPVC double glazed side service door.

FRONT

Garden laid in lawn, plants and shrubs. Paved step to front door. Tarmac drive to garage.

ENCLOSED REAR

Paved patio. Brick paving. Area laid in stones with pond. Boiler house. PVC oil tank. Plants and shrubs. Outside light and tap.











Total Area: 129.5 m² / 1394 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(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 9127 1185.

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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