

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 LAPWING PARK,  
NEWTOWNARDS, BT23 8FL**

**OFFERS AROUND £364,950**

Sitting on an elevated site with views over Newtownards, this bright and spacious detached bungalow offers four bedrooms, three reception rooms, integral double garage, and mature gardens, in the popular Teal Rocks development located on the outskirts of Newtownards.

The accommodation comprises of generous entrance hall with ceramic tile flooring, living room, dining room and lounge all with wood laminate flooring and floor to ceiling windows. Generous kitchen with a fantastic range of units, built-in appliances and ceramic tile flooring. Access to integral double garage and patio doors to rear garden.

Four well proportioned bedrooms; bedroom one with wood laminate flooring, built-in robes, and ensuite shower room. Two additional double bedrooms and a fourth bedroom currently being used as a study. Furthermore, a family bathroom suite with panelled bath and electric overhead shower, wood laminate flooring and wood panelled ceiling.

This property offers bright and spacious accommodation with generous driveway, well maintained mature gardens, and integral double garage. Ideal family accommodation or a mature couple wanting to downsize to a bungalow in a great area, convenient to many local amenities. We recommend viewing this much loved family home at your earliest convenience as we anticipate great interest due to location and finish.



## Key Features

- Detached Four Bedroom Bungalow In The Popular Teal Rocks Development
- Spacious Kitchen With Integrated Appliances And Ceramic Tiled Flooring
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Shops And Amenities
- Three Reception Rooms, Including Living Room, Lounge And Dining Room
- Four Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Generous Driveway, Double Garage & Mature Gardens To Front & Rear
- Early Viewing Is Highly Recommended For This Beautiful Home



## Accommodation

### Comprises:

#### Entrance Hall

Tiled flooring, stairs to dining room.

#### Living Room

12'1" x 11'5"

Wood laminate flooring, gas fire with marble hearth and inset, carved wooden surround and mantle.

#### Dining Room

18'8 x 10'2"

Wood laminate flooring and recessed spotlights.

#### Lounge

18'8" x 12'1"

Wood laminate flooring, gas fireplace with granite mantle and surround.

#### Kitchen

17'0" x 9'10"

Range of high and low level units, wood laminate work surfaces, "Belfast" sink unit with mixer tap, part tiled walls, range cooker, concealed extractor fan, built-in wine rack, built-in plate rack, integrated appliances to include; fridge/freezer, dishwasher and microwave, space for informal dining, recessed spotlights, tiled flooring, patio doors to rear garden.

#### Bedroom 1

15'1" x 10'5"

Wood laminate flooring, built in storage.

#### Ensuite

White suite comprising low flush w.c., bidet, pedestal wash hand basin with mixer tap, corner shower with overhead shower and glazed shower door, tiled flooring, fully tiled walls.

#### Bedroom 2

12'5" x 12'1"

#### Bedroom 3

10'2" x 9'10"

#### Bedroom 4

10'0" x 8'6"

#### Bathroom

Cream suite comprising low flush w.c., pedestal wash hand basin with mixer tap, panelled bath with electric overhead shower and glazed shower screen, fully tiled walls, wood panelled ceiling, wood laminate flooring.

#### Double Garage

22'9" x 22'0"

Light and power, plumbed for washing machine, wc with low flush wc and wash hand basin.

#### Outside

Front: Large brick paviour driveway for multiple vehicles, garden in lawn, boundary hedging, mature plants and shrubs, access to double garage.

Side: Generous garden in lawn, boundary hedging, gate access to rear garden.

Rear: Paved pathway, garden in lawn, mature plants, shrubs and trees, oil storage tank, outside light, outside power, outside tap.



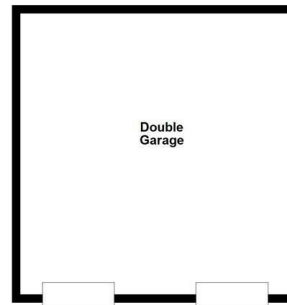








Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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.

101 Anawing Park

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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