

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 BEVERLEY HEIGHTS,  
NEWTOWNARDS, BT23 7UG**

**OFFERS AROUND £169,950**



This property is open to CASH OFFERS only, due to no current heating system.

Situated in the sought-after Beverley Heights of Newtownards, this charming detached chalet bungalow offers a fantastic opportunity for those looking to create their dream home. Boasting two reception rooms, three bedrooms, and a ground floor bathroom, this property provides ample space for comfortable living.

The property's layout includes two reception rooms, one of which features a striking tiled fireplace, adding character and warmth to the space. With the chance to modernise and renovate to a high standard, this detached chalet bungalow presents a blank canvas for you to unleash your creativity and transform it into a stylish and welcoming abode.

Don't miss out on the chance to make this property your own and create the home you've always dreamed of in this desirable location.

## Key Features

- Spacious Detached Chalet Bungalow In A Popular Location
- Fantastic Opportunity To Modernise To A Good Standard
- Two Reception Rooms, One With Stair Access To First Floor
- Two Bedrooms On The First Floor, One On The Ground Floor
- Coloured Family Bathroom Suite On The Ground Floor
- Gardens To Rear With Paved Entertaining Area And Garage
- Perfect Project For First Time Buyers Or Investors
- Cash Offers Only, No Current Heating System



## Accommodation

### Comprises:

#### Lounge

11'7" x 11'6"

#### Living Room

11'6" x 13'6"

Open fireplace with tiled surround.

#### Hallway

Built in storage.

#### Kitchen

8'8" x 8'8"

Range of high and low level units, wood laminate worktops, part tiled walls, inset sink with mixer tap, space for oven, plumbed for washing machine and dishwasher.

#### Bathroom

Coloured bathroom suite comprising panelled bath, low flush w.c. and pedestal wash hand basin.

#### Bedroom 3

10'2" x 11'4"

Double bedroom.

#### Dining/Snug

11'7" x 8'6"

Patio doors to rear garden.

#### First Floor

##### Landing

Built in storage in eaves.

##### Bedroom 1

10'2" x 11'4"

Double bedroom.

##### Bedroom 2

9'3" x 12'0"

#### Garage

8'9" x 16'11"

Up and over door with power and light.

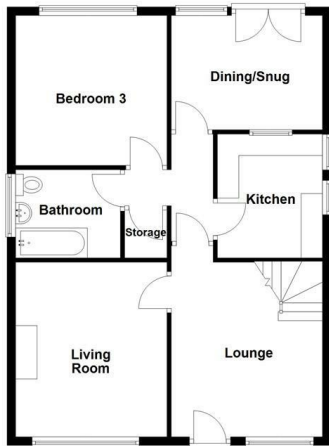
#### Outside

Driveway for multiple vehicles, mature plants, shrubs and trees, rear garden in lawn, paved pathway and private site.





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

3 Beverley Heights

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F		21	
(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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