

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 HAZELWOOD DRIVE,
NEWTOWNARDS, BT23 8UY**

OFFERS OVER £160,000



Positioned on a corner site in the popular Hazelwood Drive of Newtownards, this charming three-bedroom semi-detached bungalow offers great accommodation for a family or first time buyer.

The accommodation includes a spacious lounge with feature exposed brick wall, with recessed arch and shelving, and multi-fuel stove. The kitchen offers a modern range of units, integrated fridge freezer, built-in under oven, and space for informal dining. Three well proportioned bedrooms and white bathroom suite offering both panelled bath and separate walk-in shower cubicle. Other benefits include oil fired central heating and newly fitted uPVC double glazed windows.

The outside includes tarmac driveway with space for multiple cars, garden in lawn to the front and side with boundary hedging and mature trees and excellent enclosed garden in lawn to the rear. Early viewing is highly recommended.



Key Features

- Deceptively Spacious Semi-Detached Bungalow In A Quiet Location
- Generous Living Room With Brick Feature Wall And Multi-Fuel Stove
- Fitted Kitchen With Range Of Units And Tiled Flooring
- Three Well Proportioned Bedrooms And Family Bathroom Suite
- Bathroom Suite With Panelled Bath & Corner Walk-In Shower Cubicle
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Tarmac Driveway With Off Street Parking And Enclosed Rear Garden
- Close To Many Local Amenities, Schools And Main Arterial Routes



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring, access to cloakroom.

Living Room

12'5" x 18'10"

Feature brick wall with recessed arch with shelving, multi-fuel stove, slate hearth, wood laminate flooring.

Kitchen

9'9" x 17'2"

Modern range of high and low level units, laminate work surfaces, integrated fridge/freezer, inset sink with mixer tap, plumbed for washing machine, built-in electric under oven, 4 ring induction hob with stainless steel extractor fan and hood, space for informal dining, partly tiled walls, tiled flooring, recessed spotlights, access to side garden.

Landing

Wood laminate flooring.

Bedroom 1

9'5" x 12'9"

Double bedroom.

Bedroom 2

7'10" x 12'8"

Double bedroom.

Bedroom 3

7'5" x 9'5"

Bathroom

White suite comprising low flush w.c., vanity unit with mixer tap, panelled bath, corner walk-in shower cubicle, tiled shower enclosure, overhead shower, sliding shower doors, access to hot press, extractor fan, recessed spotlights, part tiled walls, tiled flooring.

Outside

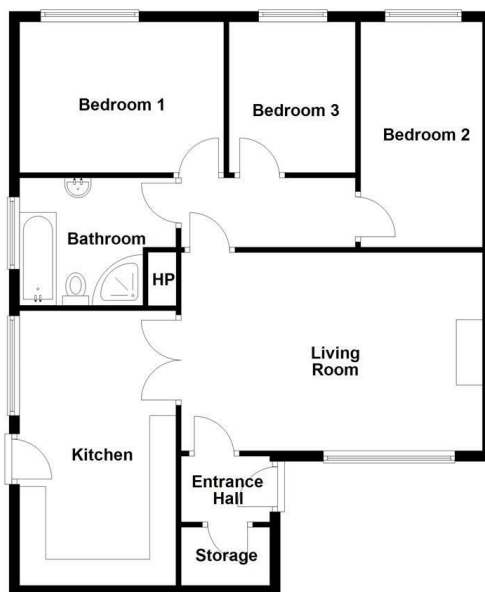
Front & Side: Tarmac driveway, area in lawn and mature trees.

Rear: Artificial grass path to area in lawn.





Ground 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.

2 Hazelwood Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(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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ANDERSONSTOWN
028 9060 5200

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MALONE
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