

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 SPELGA PLACE,
NEWTOWNARDS, BT23 4ND**

OFFERS AROUND £115,000



Situated in Spelga Place, Newtownards, this delightful terraced house is a gem waiting to be discovered. Boasting one reception room, three bedrooms, and a modern family bathroom, this property is perfect for first-time buyers, downsizers, or buy-to-let investors.

Convenience is key with this home, as it is ideally located within walking distance to Newtownards town centre, schools, and the bus station for easy commuting. The gas fired central heating and PVC double glazed windows ensure warmth and energy efficiency throughout.

The fully enclosed front and rear garden provide a private outdoor space, perfect for entertaining.

Don't miss the opportunity to make this house your home. With its prime location and desirable features, this property is sure to attract a lot of interest.

Key Features

- Mid Terrace Property Within Walking Distance To Newtownards Town Centre
- Open Plan Living Room To Dining Area
- Fitted Kitchen Leading To Lean To
- Three Well Proportioned Bedrooms, Two With Built In Storage
- Gas Fired Central Heating And PVC Double Glazed Windows
- Enclosed Gardens To Front And Rear
- Excellent Location Close To All Local Amenities And Town Centre
- Suitable For A Wide Range Of Buyers And No Onward Chain



Accommodation

Comprises:

Entrance Hall

Under stairs storage and tiled floor.

Living Room

10'9" x 11'9"

Laminate flooring, Electric fire with stone hearth and surround. Open To:

Dining Area

9'5" x 8'3"

Tiled flooring.

Kitchen

6'7" x 8'5"

Range of high and low level units with wood effect laminate work surfaces, single drainer stainless steel sink unit with mixer tap, integrated electric under oven, built in extractor fan, integrated four ring electric hob, space for fridge freezer, wood panelled ceiling, tiled walls and floor.

Lean To

Plumbed for washing machine, access to rear garden, gas fired boiler and built in storage.

First Floor

Landing

Access to roofspace.

Bedroom 1

11'7" x 9'2"

Hotpress with built in storage.

Bedroom 2

8'0" x 11'0"

Bedroom 3

9'3" x 8'8"

Built in storage.

Bathroom

Modern white suite comprising bath with electric overhead shower and glazed shower screen, low flush wc, pedestal wash hand basin with mixer tap, tiled walls and tiled floor.

Outside

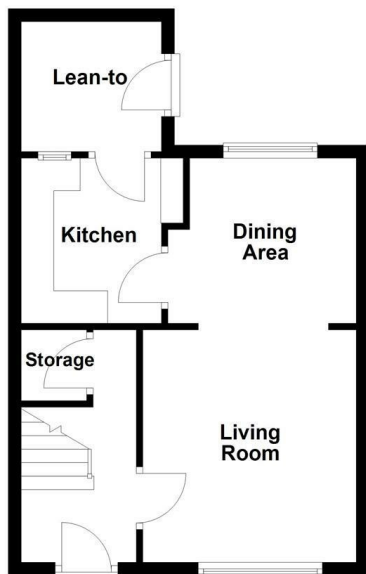
Front: Fully enclosed with paved pathway, area in stone and outside light.

Rear: Fully enclosed with paved patio area, area in lawn and tap.

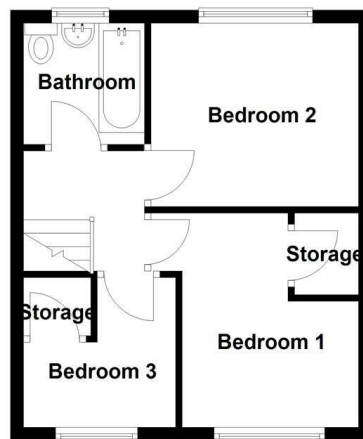




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(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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