

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**23 WOOD ISLAND PARK,
NEWTOWNARDS, BT23 7BJ**

OFFERS AROUND £179,950

A well presented, extended semi-detached property located just off the Bangor Road offering modern open plan living.

The accommodation offers a spacious living room with feature panelled wall and built-in electric fire, kitchen open plan to lounge/ dining room with newly installed multi-fuel stove, and cloakroom storage with access to a ground floor toilet suite.

The first floor includes two well proportioned bedrooms, both with built-in storage, and spacious family bathroom suite comprising of panelled bath with overhead electric shower and fully tiled walls. Other benefits include oil fired central heating, uPVC double glazed windows and detached garage.

The outside includes tarmac driveway, enclosed lawn and patio area with pergola to rear. This family home has undergone recent renovations that now offer beautiful accommodation in a much sought after area, close to many local amenities. View now to fully appreciate this fine home.



Key Features

- Spacious Two Bedroom Semi-Detached Property On A Corner Site
- Kitchen Open To Lounge/ Dining Room With Feature Multi-Fuel Stove
- Two Well-Proportioned Bedrooms Both With Built-In Storage
- Enclosed Rear Garden, Detached Garage And Driveway For Multiple Cars
- Living Room With Feature Panelled Wall and Built-In Electric Fire
- Family Bathroom On The First Floor, Separate Ground Floor WC
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Popular Location Just Off The Bangor Road Close To Local Amenities



Accommodation

Comprises:

Entrance Hall

Living Room

12'4" x 25'3"

Built-in electric fire, part panelled wall, wood laminate flooring.

Kitchen

10'1" x 11'3"

Excellent range of high and low level units, laminate work surfaces, single stainless steel bowl sink with mixer taps, free standing cooker with four ring hob, extractor fan, space for fridge freezer, plumbed for washing machine, part tiled walls, fully tiled floor. Open to:

Lounge/ Dining Room

9'8" x 22'6"

Feature multi-fuel stove with wooden mantel and tile surround, wood laminate flooring, access to rear garden.

Cloakroom

4'0" x 2'1"

Storage cupboard leading to:

Ground Floor WC

White suite comprising low flush w.c., wall mounted wash hand basin with mixer tap, part tiled walls, tiled flooring.

First Floor

Landing

Bedroom 1

9'3" x 12'4"

Built-in storage.

Bedroom 2

8'9" x 15'5"

Built-in storage.

Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer tap, panelled bath with shower screen, overhead electric shower, fully tiled walls, hot press, access to roofspace.

Garage

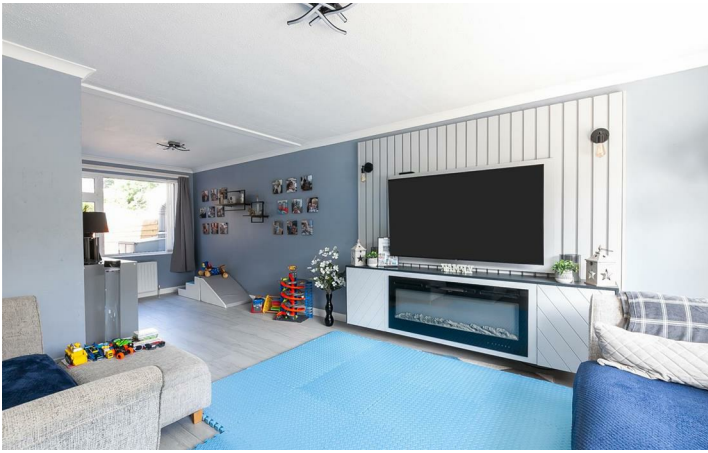
10'10" x 22'0"

Up and over door, light and power.

Outside

Front: Tarmac driveway, paved area with mature shrubs and bedding areas.

Rear/Side: Fully enclosed private rear garden, area in lawn, mature shrubs and trees, bedding areas, paved area with pergola, oil fired boiler, oil storage tank, outside lights, outside tap.











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.

23 Woodsland Park, Newtownards

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		44	
(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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