

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 KILCRONEY GREEN,
NEWTOWNARDS, BT23 4PS**

OFFERS AROUND £145,000



Situated in Kilcronee Green of Newtownards, this charming home is situated in a quiet cul de sac, and boasts a prime location within walking distance to schools, shops, and all amenities, ensuring convenience at your doorstep.

Upon entering, you'll be greeted by a well-maintained interior that exudes a sense of space and comfort. The two reception areas, each featuring inviting open fireplaces, provide the perfect setting for cosy evenings.

This property comprises three double bedrooms, two of which benefit from built-in wardrobes, offering ample storage space for your belongings. The property also features gardens to the front and rear, with views of Scrabo Tower and the communal green.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this house caters to a variety of needs. Don't miss the chance to make this property your own and experience the best of Newtownards living.



Key Features

- Spacious Mid Terraced Home In A Quiet Residential Area Of Newtownards
- Three Double Bedrooms, Two With Built In Wardrobes
- Two Reception Areas, Both With Open Fireplaces
- Well Proportioned Kitchen With A Good Range Of Units And Larder Cupboard
- Mature Gardens To Front And Rear With Lawn, Hedging And Seating Areas
- Modern Bathroom With White Suite And Electric Shower
- Fantastic Storage Throughout And Maintained To A Good Standard
- Perfect As A First Time Buy Or As An Investment Property



Accommodation

Comprises:

Entrance Hall

Under stair storage cupboard.

Living Room

15'5" x 10'5"

Bay window, overlooking gardens and communal green, open fireplace with tiled hearth, surround and mantle, views of Scrabo Tower.

Living/Dining Room

14'9" x 12'1"

Open fireplace with tiled heath, surround and mantle, vinyl flooring, picture rail, overlooking rear garden.

Kitchen

10'5" x 7'10"

Range of high and low level units, laminate work surfaces, space for fridge/freezer, plumbed for washing machine, space for tumble dryer, space for cooker, integrated extractor fan and hood, single stainless steel sink with mixer tap and built in drainer, larder unit, part tiled walls, vinyl flooring, door to rear garden.

First Floor

Landing

Storage cupboard, hot-press with storage, access to roof space via pull down ladder.

Bedroom 1

14'5" x 8'10"

Double room with built in robes.

Bedroom 2

12'9" x 10'2"

Double room, views over communal green and towards Scrabo Tower.

Bedroom 3

10'9" x 10'9"

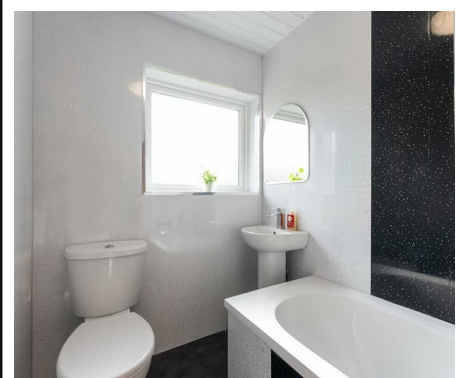
Double room overlooking garden, built in robes, vinyl flooring.

Bathroom

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, panelled bath with overhead "Mira" electric shower and glazed screen, wall mounted radiator, vinyl flooring.

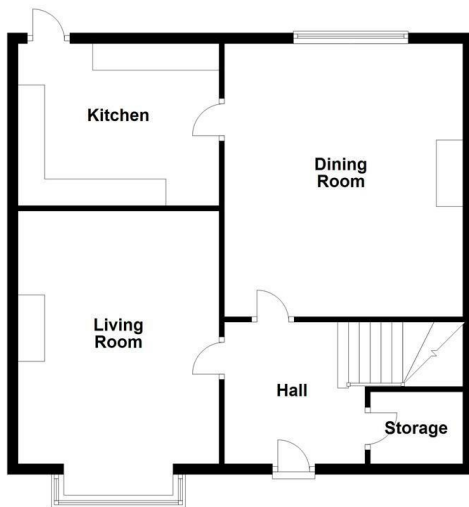
Outside

Front: area in lawn, mature hedging, walkway, views of Scrabo Tower.
Rear: area in lawn, mature hedging, boiler house with oil fired boiler, oil storage tank, paved seating area, outside tap, outside light, bin access.

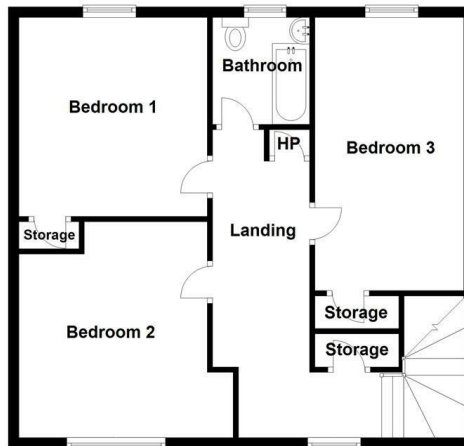




Ground Floor



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			
(39-54) E		53	68
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
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DOWNPATRICK
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MALONE
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