

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**25 OLD BELFAST ROAD,  
NEWTOWNARDS, BT23 4SG**

**OFFERS OVER £340,000**

Situated in the sought-after Old Belfast Road in Newtownards, this detached three-bedroom bungalow offers a fantastic opportunity for those looking to create their dream home. Boasting two reception rooms, three well-proportioned bedrooms with built-in storage, and a spacious 1,600 sq ft layout, this property provides ample space for comfortable living.

The property's charm is further enhanced by its beautiful views of Scrabo Tower, tarmac driveway, double garage, and studio, offering versatility and convenience to its future owners. With the potential to modernise and update to a high standard, this home presents a canvas for creativity and personalisation.

Early viewing is highly recommended for those seeking a beautiful home with great potential in a desirable location. Don't miss out on the chance to make this detached bungalow on Old Belfast Road yours!



## Key Features

- Detached Three Bedroom Bungalow In The Popular Old Belfast Road
- Spacious Kitchen With Integrated Appliances And Ceramic Tiled Flooring
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Shops And Amenities
- Fantastic Opportunity To Modernise To A Good Standard
- Three Well Proportioned Bedrooms With Built In Storage
- Paved Driveway, Double Garage & Mature Gardens Circa 0.4 Acres
- Early Viewing Is Highly Recommended For This Beautiful Home



### Accommodation

#### Comprises:

#### Entrance Hall

Access to hotpress and roof space.

#### Living Room

19'2" x 13'1"

Recessed spotlights, open fireplace with tile surround and wood mantle.

#### Dining Room

11'1" x 13'1"

Sliding patio doors to side garden.

#### Kitchen

12'1" x 13'1"

Range of high and low level units with laminate work surfaces, built in drainer sink unit with mixer tap, integrated appliances to include; fridge freezer, dishwasher, 5 ring electric hob, mid-level double oven and stainless steel extractor fan, built-in storage, part tiled walls and tiled flooring.

#### Bedroom 1

13'1" x 10'2"

Double bedroom, built in storage and vanity unit with mixer tap and tiled splashback.

#### Bedroom 2

13'1" x 10'2"

Double bedroom, built in storage and vanity unit with mixer tap and tiled splashback.

#### Bedroom 3

9'2" x 10'2"

### Bathroom

White suite comprising low flush wc, pedestal wash hand basin, corner tiled shower enclosure with overhead shower and sliding shower doors, panelled bath with mixer taps and handheld shower, part tiled walls and tiled flooring.

### Outside

Front: Panoramic views of Scrabo Tower, mature gardens with area in lawn, sweeping tarmac driveway with parking for multiple vehicles, mature plants, shrubs, trees and hedging, bedding areas, and outside lights.  
Side: Paved pathway to area in lawn with various plants, hedging, detached garage and parking.  
Rear: Area in lawn, mature plants, shrubs, trees and hedging, paved pathway, outside tap, outside lights.

### Studio

17'0" x 17'0"

Three Velux type windows, patio doors with power and light.

### Garage

19'2" x 18'0"

Up and over door, power and light.

### Outhouse

9'10" x 12'1"

Range of high and low units, low flush wc, wall mounted wash hand basin with mixer taps and power and light.



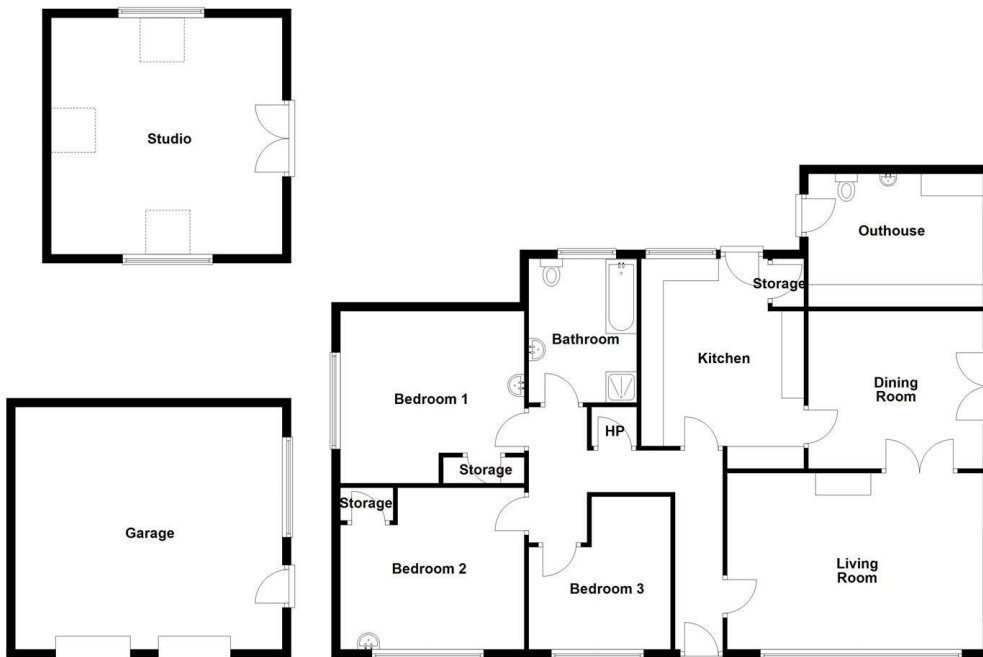








Ground Floor



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.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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