

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 WHITETHORN DRIVE,
NEWTOWNARDS, BT23 8WS**

OFFERS AROUND £145,000



Situated in the charming Whitethorn Drive of Newtownards, this beautifully renovated end terrace is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a modern bathroom, this property is perfect for those seeking comfort and style.

Step inside to find a newly renovated kitchen, complete with sleek finishes and ample storage space. The new bathroom exudes luxury and the entire house features new flooring, creating a seamless flow from room to room.

Practicality meets elegance in this home, as it has been re-wired, fitted with a new gas boiler, and new windows - all done within the last two years. This means you can enjoy modern amenities and energy efficiency without any hassle.

Situated in a peaceful cul-de-sac and conveniently located near schools, Newtownards town centre, and Bangor. Whether you're looking to settle down or seeking a smart investment opportunity, this townhouse offers the best of both worlds.

Don't miss the chance to make this house your home sweet home in the heart of Newtownards.

Key Features

- Modern End Terrace Property In A Quiet Cul-De-Sac
- Re-Wired, New Gas Boiler And New Windows Within The Last Two Years
- Off Street Parking To The Front And Fully Enclosed Rear And Side Gardens
- New Kitchen With Space For Informal Dining
- Two Well Proportioned Sized Bedrooms
- Good Sized Living Room With Electric Fireplace
- Modern Family Bathroom
- Close To Newtownards Town Centre And Local Amenities



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring.

Living Room

12'5" x 13'1"

Wood laminate flooring, electric fireplace and under stairs storage.

Kitchen / Dining Area

10'0" x 15'10"

Modern range of high and low level units with laminate work surfaces, inset composite sink unit with mixer tap, integrated appliances to include; under oven, four ring electric hob, angled glass extractor fan and fridge/freezer, plumbed for washing machine, feature brick tiled splashback, tiled flooring and space for dining area.

First Floor

Landing

Access to hot press.

Bedroom 1

9'10" x 15'11"

Double bedroom.

Bedroom 2

9'2" x 13'6"

Double bedroom and access to roof space.

Bathroom

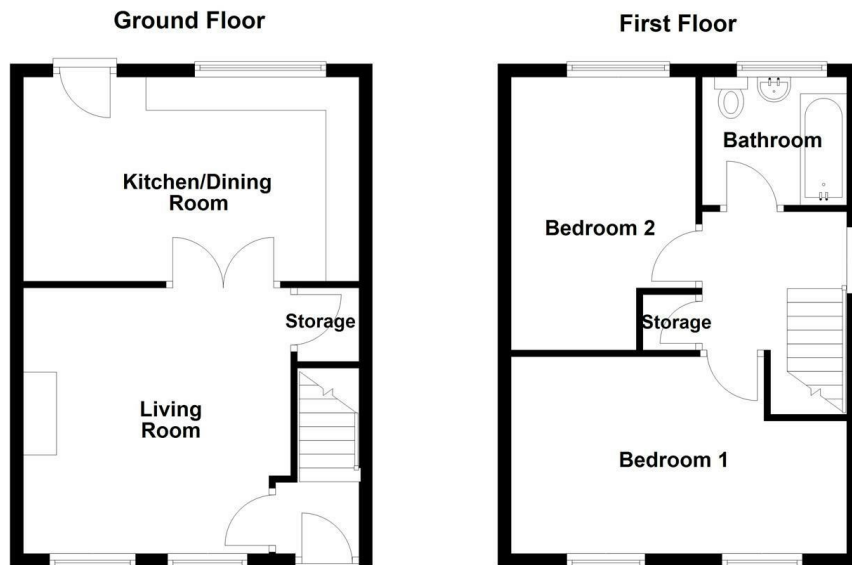
White suite comprising panelled bath with mixer taps, low flush wc, pedestal wash hand basin with mixer tap, tiled walls, tiled floor and extractor fan.

Outside

Front: Large tarmac driveway and area in lawn.

Rear: Fully enclosed with landscaped area in stone, shed with power and light, area in stone.





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 misstatement. 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 | | 72 | 72 |
| (55-68) D | | | |
| (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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