

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 KIPKARREN PARK,
NEWTOWNARDS, BT23 7AQ**

OFFERS AROUND £169,950



An excellent semi-detached property in the popular Kipkarren Park, offering easy to maintain tarmac driveway, generous garden to rear, and boasting well presented bright accommodation throughout. Convenient to both Newtownards and Bangor and close to a range of local amenities.

The accommodation includes entrance hall with laminate flooring, lounge with feature multi-fuel stove and laminate flooring. The kitchen includes an excellent range of units and is open to an informal dining area boasting tiled flooring and recessed spotlights.

The first floor offers three good size bedrooms and modern shower room with white suite, walk-in shower cubicle with overhead rainfall shower and part tiled walls. Further benefits include gas fired central heating, uPVC double glazed windows and an enclosed garden in lawn to rear. Early viewing comes highly recommended!



Key Features

- Excellent Semi-Detached Property In The Popular Kipkarren Park
- Spacious Lounge With Feature Multi-Fuel Burning Stove
- Modern Kitchen Open To Dining Area With Access To Rear
- Three Well Proportioned Bedrooms, One With Built In Storage
- Modern Shower Room With Walk-In Shower Cubicle
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway And Enclosed Rear Garde In Lawn
- Well Presented And Early Viewing Is Highly Recommended



Accommodation

Comprises:

Entrance Hallway

Wood laminate flooring.

Living Room

10'4" x 16'6"

Wood laminate flooring, multi-fuel burning stove.

Kitchen

8'3" x 16'7"

Modern range of high and low level units, laminate work surfaces, space for fridge/freezer, single stainless steel sink unit with mixer tap, part tiled walls, plumbed for washing machine, built-in electric under oven, four ring electric hob with stainless steel extractor fan and hood, space for informal dining, recessed spotlights, tiled flooring and access to rear garden.

First Floor

Landing

Access to roof space.

Shower Room

White suite comprising low flush w.c., wall hung vanity unit with sink and mixer tap, tiled shower enclosure with rainfall overhead shower and glazed shower screen, part tiled walls, tiled flooring.

Bedroom 1

10'0" x 12'4"

Double bedroom.

Bedroom 2

8'4" x 12'5"

Double bedroom.

Bedroom 3

7'5" x 9'1"

Built in storage.

Outside

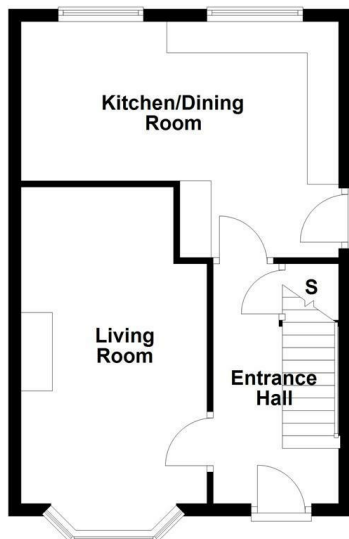
Front: Off street parking for two vehicles

Rear: Enclosed rear garden in lawn, paved area, mature plants, outside tap, outside light, shed with power and light.

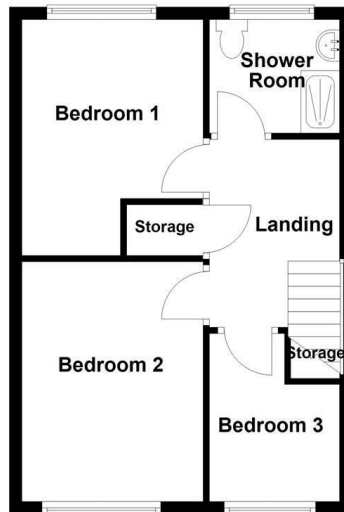




Ground Floor



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		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

9 Kipkarren Park

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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