

ULSTER PROPERTY SALES

UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 RINGHADDY GARDENS,  
NEWTOWNARDS, BT23 8YB**

**OFFERS OVER £159,950**





Located in a popular residential development, this spacious three bedroom semi-detached property is a short distance from Newtownards town centre, local amenities, schools, and main arterial routes to Bangor, Belfast and further afield.

The property offers a large hallway with built in storage, open plan living/dining room with wood burning stove and kitchen with space for appliances. On the first floor, there are three bedrooms and a modern shower room.

Externally, there is a fully enclosed rear garden and the front of the property offers a tarmac driveway with space for multiple vehicles. Additionally, the property has oil fired central heating and uPVC double glazed windows.

Early viewing is recommended to avoid disappointment!





## Key Features

- Spacious Semi-Detached Property In Popular Residential Area
- Open Plan Living/Dining Room With Wood Burning Stove
- Fitted Kitchen With Door To Rear Garden
- Modern Shower Room On The First Floor
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Large Tarmac Driveway To Front And Fully Enclosed Rear Garden
- Located A Short Distance From Newtownards Town Centre, Local Amenities And Schools



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate floor, storage under the stairs.

#### Living/Dining Room

11'3" x 24'2"

Wood laminate floor, wood burning stove with tiled hearth and wooden mantle.

#### Kitchen

9'4" x 8'7"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, space for cooker, plumbed for washing machine, integrated extractor fan, space for fridge/freezer, tiled floor, part tiled walls, back door through to enclosed rear garden.

#### First Floor

#### Landing

Hot press and storage.

#### Bedroom 1

9'10" x 14'4"

Double bedroom.

#### Bedroom 2

10'4" x 9'7"

Double bedroom.

#### Bedroom 3

7'4" x 8'11"

Built in storage.

#### Shower Room

White suite comprising walk in shower enclosure, wall mounted overhead shower, glass shower screen, low flush w/c, vanity unit with mixer tap and storage, tiled floor, tiled walls, heated towel rail and recessed spotlights.

#### Outside

Front - Tarmac driveway with space for multiple vehicles, area in lawn, area in stones, car port.

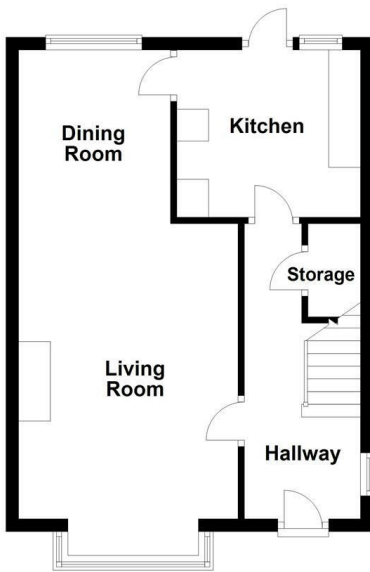
Rear - Fully enclosed, fully paved, outside tap and light, oil fired boiler and oil tank storage shed.



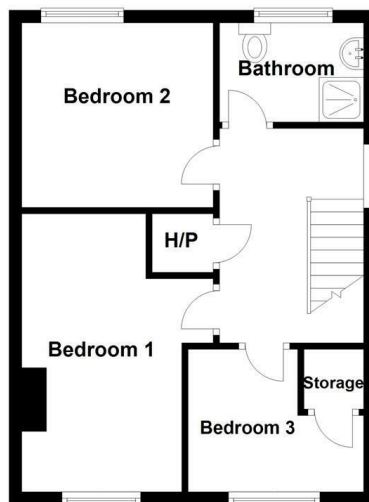




Ground Floor



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		65	69
(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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