

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS OVER £169,950**



An excellent semi-detached property in the popular Kipkarren Park, offering tarmac parking to the front, fully enclosed rear garden, 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 and open plan lounge to dining area with feature media wall and panelling. The kitchen has a good range of units and access to the side and rear garden areas.

The first floor offers three good size bedrooms and modern bathroom with white suite. 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
- Open Plan Lounge To Dining Area With Media Wall and Feature Panelling
- Fitted Kitchen With Good Range Of Units
- Three Well Proportioned Bedrooms, One With Built In Storage
- Modern White Family Bathroom
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway And Enclosed Rear Garden In Lawn
- Well Presented And Early Viewing Is Highly Recommended



## Accommodation comprises:

### Entrance Hall

Wood laminate flooring and under stairs storage.

### Living Room / Dining Room

25'8" x 12'7" (at widest points)

Wood laminate flooring, feature wood panelled walls, media wall with space for TV and electric fire. Space for dining area.

### Kitchen

7'5" x 11'4"

Modern Range of high and low level units with laminate work surfaces, single drainer, stainless steel sink unit with mixer tap. Integrated appliances to include 4 ring electric hob, under oven and extractor hood, space for washing machine, tumble dryer and fridge freezer. Partly tiled walls and tiled floor.

### First Floor

### Landing

Built in storage, access to partially floored roof space via slingsby type ladder.

### Bedroom 1

10'0" x 12'4"

Double room with wood laminate flooring.

### Bedroom 2

12'4" x 8'4"

Double room with wood laminate flooring.

### Bedroom 3

9'4" x 7'5"

Wood laminate flooring and built in storage.

### Bathroom

White suite comprising panelled bath with overhead shower, glazed shower screen and mixer tap. Pedestal wash hand basin with mixer tap, Low flush WC. Tiled walls and floor

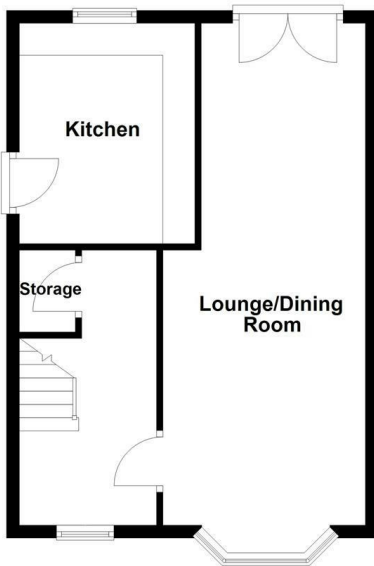
### Outside

Front: Area and lawn, tarmac driveway. Rear: Fully enclosed with area and lawn, patio area, paved walkway, area in stone and space for shed.

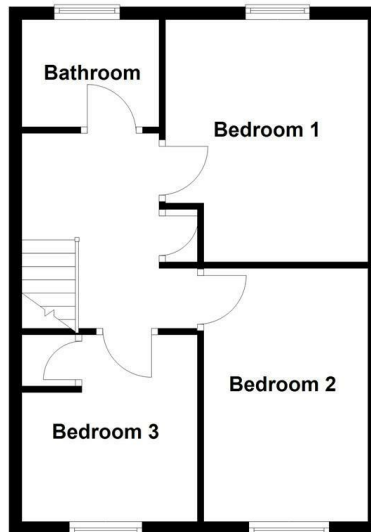




Ground Floor



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		71	77
(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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