

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**4 INGLEDENE PARK,  
NEWTOWNARDS, BT23 8QT**

**OFFERS AROUND £224,950**



This charming detached bungalow offers a blend of contemporary comfort and timeless appeal. Boasting four bedrooms and two reception rooms, this home promises adaptable and convenient living in a sought-after location.

The property boasts a good sized kitchen and two reception rooms, provide ample space for relaxation and entertainment, catering to various lifestyles. The integrated garage adds convenience, while the property benefits with oil fired central heating and has uPVC double glazed windows.

Situated in the desirable area of Ingledene Park, Newtownards, residents can enjoy the convenience of nearby amenities, schools, and recreational facilities. Easy access to transport links ensures connectivity to Newtownards, Bangor and beyond, making this property an ideal choice for a range of buyers.

Don't miss the opportunity to experience the charm and comfort of 4 Ingledene Park. Contact our office today to schedule a viewing at your earliest convenience.



## Key Features

- Attractive Detached Bungalow On The Outskirts Of Newtownards
- Landscaped Gardens To Front And Rear With Mature Plants, Shrubs And Hedging
- Within Walking Distance To Local Amenities And Close To Town Centre
- Recently Modernised Kitchen And Family Bathroom
- Four Well-Proportioned Bedrooms, Two With Built In Storage
- Stone Driveway With Space For Off Street Parking, Leading To Attached Garage
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Is Highly Recommended For This Well Presented Home



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring and recessed spotlights.

#### Dining Room

8'9" x 9'2"

Wood laminate flooring and recessed spotlights.

#### Living Room

12'11" x 14'5"

Wood laminate flooring, electric fire with wooden mantle and tile surround.

#### Kitchen

7'11" x 13'1"

Range of high and low level units with wood laminate worksurfaces, inset sink with mixer tap and drainer, part tiled walls, integrated appliances to include; under counter fridge, under counter freezer, electric four ring hob, oven, washing machine and extractor hood, space for fridge/freezer, recessed spotlights and wood laminate flooring.

#### Bathroom

White comprising panelled bath with mixer tap, tiled shower enclosure with overhead electric shower and glazed door, low flush wc, pedestal wash hand basin with mixer tap, recessed spotlighting, access to hot press, wood laminate flooring and tiled walls.

#### Bedroom 1

9'6" x 16'4"

Double bedroom and wood laminate flooring.

#### Bedroom 2

9'3" x 12'11"

Double bedroom, built in storage and wood laminate flooring.

#### Bedroom 3

9'3" x 6'8"

Wood laminate flooring and built in storage.

#### Bedroom 4

7'2" x 9'7"

Wood laminate flooring.

#### Garage

9'3" x 16'3"

Up and over doors, power and light.

#### Outside

Front: Stone driveway, paved pathway with area in lawn and mature shrubs and plants.

Side: Paved pathway to rear garden, outside tap and light.

Rear: Paved pathway, area in lawn, enclosed rear garden, space for shed, mature hedges, shrubs and plants.





















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		50	67
(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.

ULSTERPROPERTYSALES.CO.UK

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