

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 ABBEYDALE DRIVE,  
NEWTOWNARDS, BT23 8RU**

**ASKING PRICE £199,950**

Situated in the sought-after Abbeydale Drive in Newtownards, this excellent semi-detached property is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms and a bathroom, this charming house offers ample space for comfortable living.

As you step inside, you are greeted by a spacious lounge and conservatory, creating a bright and inviting space. The highlight of the conservatory is the feature multi-fuel burning stove, perfect for cosy evenings during the colder months, whilst there is also the benefit of the modern kitchen which offers access to the rear of the property,

Upstairs there are three well-proportioned bedrooms, two of them offering built-in storage for added convenience. The property is well-presented throughout, reflecting a warm and welcoming atmosphere.

Additionally, the property benefits from being located on a spacious corner site with beautifully looked after gardens front and back, decked and paved areas to the rear and side, as well as a garage and driveway with space for parking.

Early viewing of this property is highly recommended to fully appreciate the charm and potential it holds. Don't miss out on the opportunity to make this house your home in the heart of Abbeydale Drive.



## Key Features

- Excellent Semi-Detached Property In The Popular Abbeydale Drive
- Modern Kitchen Open To Dining Area With Access To Rear
- Tarmac Driveway And Enclosed Rear Garden, With Garage
- Within Minutes Of Newtownards Shopping Centre And Local Amenities
- Spacious Lounge With Conservatory With Feature Multi-Fuel Burning Stove
- Three Well Proportioned Bedrooms, One With Built In Storage
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Well Presented And Early Viewing Is Highly Recommended



### Accommodation

#### Comprises:

#### Entrance Hallway

Wood laminate flooring.

#### Living Room

10'6" x 13'8"

#### Kitchen

9'4" x 16'9"

Range of high and low level units, wood laminate work surfaces, stainless steel sink with mixer tap and drainer, integrated fridge/freezer, integrated dishwasher, five ring gas hob, oven, stainless steel extractor hood, tiled flooring, recessed spotlights, partially tiled walls, laminate floor, space for informal dining, access to enclosed rear garden.

#### Conservatory

12'0" x 13'2"

Multi-fuel burning stove, access to rear garden.

#### First Floor

#### Landing

Wood laminate flooring, access to roof space.

#### Bedroom 1

8'7" x 13'10"

Double bedroom, built in wardrobes.

#### Bedroom 2

10'4" x 9'7"

Double bedroom.

#### Bedroom 3

7'6" x 9'7"

#### Outside

This property benefits from vast gardens to the front, side and rear. Front - Fully enclosed with area in lawn and pebbled pathway to front door with attractive mature beds and trees. Side - Large private gardens in lawn enclosed by hedging with raised decked area access off the conservatory. Rear - Fully enclosed tiered rear garden with pebbled entertainment area to rear of property. Steps and pathway leading to area in lawn with mature shrubs, trees and hedging and area in stone. Furthermore large tarmac driveway area leading to detached garden. Accessed via Abbeydale Park.

#### Detached Garage



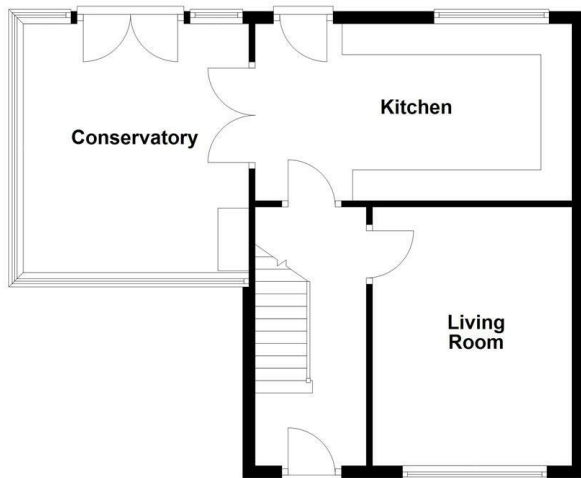




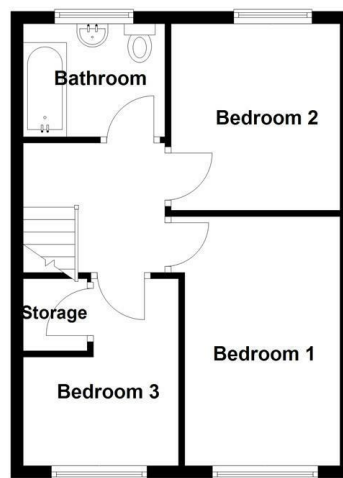




**Ground Floor**



**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			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**2 Abbevdale Drive**

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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