

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 LONDONDERRY ROAD,
NEWTOWNARDS, BT23 7AY**

OFFERS OVER £239,950

A deceptively spacious detached bungalow offering three bedrooms and two reception rooms, detached garage and mature gardens, in the sought-after area of Londonderry Road in Newtownards, this charming property is a true gem waiting to be discovered.

As you step inside, you are greeted by a spacious open plan living and dining room offering a newly installed fireplace, perfect for entertaining guests or simply relaxing by the open fire. The layout of this home offers a seamless flow, ideal for modern living. The property boasts three well-proportioned bedrooms, modern fitted kitchen with integrated appliances, and shower room comprising of corner shower cubicle with fully tiled walls and tiled flooring. Outside, a paved driveway and detached garage provide ample parking and storage space, adding convenience to your everyday life.

With its prime location and desirable features, this beautiful home on Londonderry Road is a rare find in the current market. Early viewing is highly recommended to fully appreciate the charm and potential that this property has to offer. Don't miss out on the opportunity to make this house your new home.



Key Features

- Detached Three Bedroom Bungalow In The Popular Londonderry Road
- Modern Kitchen With Integrated Appliances And Tiled Flooring
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Shops And Amenities
- Spacious Open Plan Living/Dining Room With Feature Open Fireplace
- Three Bedrooms And Shower Room With Corner Shower Cubicle
- Large Tarmac Driveway, Detached Garage & Mature Gardens
- Early Viewing Is Highly Recommended For This Beautiful Home



Accommodation

Comprises:

Porch

Tiled flooring.

Entrance Hallway

Karndeian herringbone flooring, built-in storage.

Living Room

13'8" x 10'11"

Karndeian herringbone flooring, open fireplace with tile surround and wooden mantle.

Dining Room

Karndeian herringbone flooring.

Kitchen

7'9" x 13'5"

Modern range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap and drainer, integrated fridge freezer, integrated dishwasher, built-in under oven, four ring electric hob with extractor fan, tiled flooring, part tiled walls, larder cupboard, recessed spotlights.

Rear Porch

7'1" x 4'10"

Tiled flooring.

Bedroom 1

11'3" x 9'3"

Double bedroom.

Bedroom 2

11'2" x 9'6"

Double bedroom.

Bedroom 3

7'10" x 9'3"

Shower Room

White suite comprising low flush w.c., pedestal wash hand basin with mixer tap, corner tiled shower enclosure with overhead shower and glazed door, fully tiled walls, tiled flooring, recessed spotlights and extractor fan.

Garage

9'3" x 15'4"

Roller garage door, power and light.

Outhouse

6'2" x 8'1"

Power and light, stainless steel sink with mixer tap, plumbed for washing machine, space for fridge freezer and tumble dryer.

Outside

Front garden with lawn and stone area, large tarmac driveway for multiple cars and outside light. Enclosed rear garden with lawn, landscaped stone area, patio area, boundary hedge, outside tap, outside light.



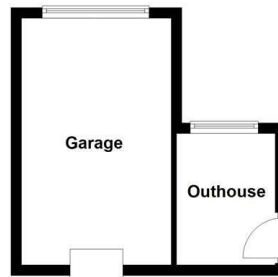
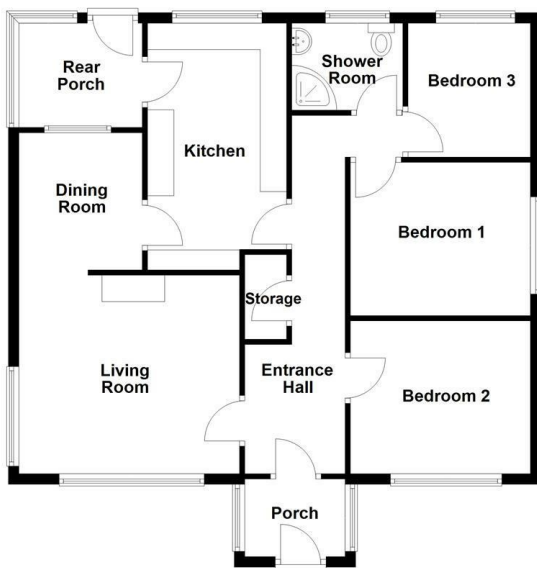








Ground Floor



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.

13 Londonderry Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		39	
(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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