

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**2B VICTORIA CRESCENT,  
NEWTOWNARDS, BT23 7EQ**

**OFFERS AROUND £189,950**





A superb extended semi-detached family home in a much sought after area off the Bangor Road and only a short stroll to the heart of Newtownards town centre, offering generous accommodation which has been improved by the current owners over recent years, with great attention to detail.

The accommodation includes entrance hall with tiled flooring, leading to a spacious living room with laminate flooring and feature fireplace with electric fire and cornice ceilings. The property continues with a modern kitchen open plan to a recent conservatory extension finished with patio doors to garden and feature Velux window in the ceiling for an abundance of light.

The first floor offers three well proportioned bedrooms, master bedroom with ensuite bathroom and a family shower room with shower cubicle, vanity unit and fully tiled walls. The outside includes front garden with lawn, generous tarmac driveway, and enclosed rear garden with lawn. Furthermore, a detached garage with patio doors to the front.

This property is ideal for families, first time buyers, or downsizers looking for a home in a much sought after residential location. We strongly recommend a viewing to appreciate how well presented this home is.



## Key Features

- Well Presented Three Bedroom Semi Detached Family Home
- Living Room With Feature Fireplace & Laminate Flooring
- Modern Kitchen Open Plan To Conservatory Extension
- Three Good Size Bedrooms, Master With Ensuite Bathroom
- Shower Room With Shower Cubicle And Fully Tiled Walls
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Detached Garage And Tarmac Driveway For Multiple Cars
- Convenient Location Close To A Range Of Local Amenities



## Accommodation

### Comprises:

#### Entrance Hall

Tiled flooring, under stairs storage.

#### Living Room

17'11 x 14'06

Laminate flooring, fireplace with electric fire, cornice ceilings.

#### Kitchen

15'11 x 9'08

Range of high and low level units, laminate work surfaces, single drainer stainless steel sink unit with mixer tap, four ring electric hob and under oven, stainless steel extractor hood, built-in double oven, integrated dishwasher, space for washing machine, space for fridge freezer, wall mounted vertical radiator, part tiled walls, tiled flooring.

#### Conservatory

Tiled flooring, Velux window.

#### First Floor

#### Landing

Access to partly floored roof space. Hot press cupboard.

#### Bedroom 1

9'03 x 11'0

Laminate flooring, built-in wardrobes.

#### Ensuite Bathroom

White suite comprising low flush w.c., semi pedestal sink unit with mixer tap, free standing bath with handheld shower, fully tiled walls, laminate flooring, recessed spotlights, LED mirror, Bluetooth lights, concealed boiler.

#### Bedroom 2

10'03 x 7'09

Laminate flooring.

#### Bedroom 3

10'03 x 9'10

Laminate flooring.

#### Shower Room

White suite comprising low flush w.c., shower cubicle, vanity unit with mixer tap, fully tiled walls.

#### Garage

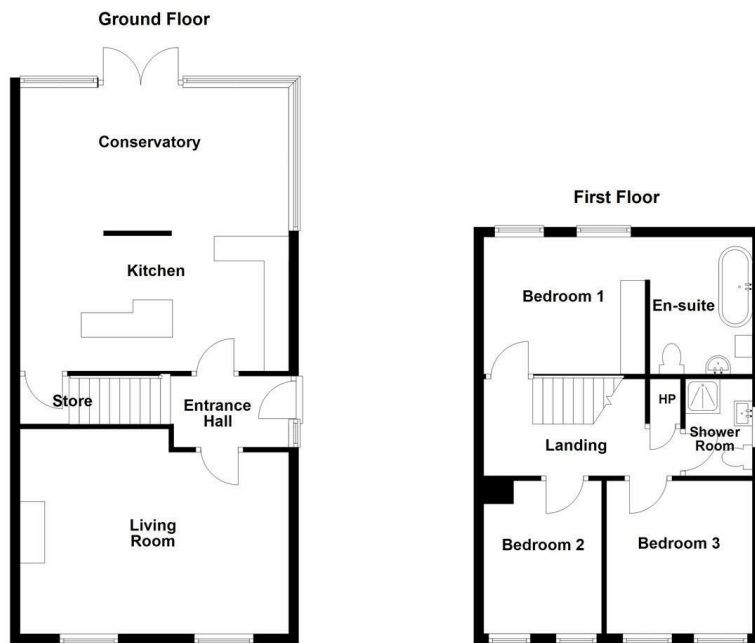
19'04 x 10'06

Patio doors to front.

#### Outside

Garden in lawn to front with tarmac driveway for multiple cars, boundary wall and hedging. Enclosed rear garden in lawn, timber shed.





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.

2b Victoria Crescent, Newtownards

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(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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