

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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

028 91811444

[newtownards@ulsterproperty.com](mailto:newtownards@ulsterproperty.com)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**50 BANGOR ROAD,  
NEWTOWNARDS, BT23 7BY**

**OFFERS OVER £145,000**



A deceptively spacious mid terrace property located on the ever popular Bangor Road, within walking distance of Newtownards town centre, this charming property from the 1930 is a true gem waiting to be discovered.

Boasting two reception rooms, two bedrooms, and one bathroom across 1,200 sq ft, this property is the epitome of cosy living. As you step inside, you are greeted by a spacious living room adorned with elegant wooden flooring and a delightful feature fireplace. The dining room leads seamlessly to a modern kitchen, making meal times a breeze in this lovely abode.

The first floor offers a family bathroom with a pristine white suite, two generously sized double bedrooms, and an additional study area, providing ample space for both relaxation and productivity. Outside, the enclosed rear garden beckons with its large garden in lawn, ideal for outdoor activities, an entertaining area for hosting guests, and a convenient outhouse for extra storage - a true haven for those who appreciate the outdoors.

This well-maintained property offers easy access to all local amenities, not to mention the location being so convenient to many schools and Newtownards town centre. Whether you're looking for your first home or considering an investment opportunity, this charming house ticks all the boxes. Don't miss out on the chance to make this delightful property your own.



## Key Features

- Excellent Mid Terrace Property In A Convenient Location
- Good Sized Lounge With Bay Window & Feature Fireplace
- Separate Dining Room Leading To A Modern Fitted Kitchen
- Two Well Proportioned Bedrooms & Separate Study
- Family Bathroom Comprising Of Three Piece White Suite
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Fully Enclosed Rear Garden With Mature Trees And Hedging
- Walking Distance To All Local Amenities, Schools & Main Arterial Routes



### Accommodation Comprises:

#### Entrance Porch

#### Entrance Hall

Dado rail, corniced ceiling.

#### Living Room

11'9" x 12'0"

Bay window, picture rail, corniced ceiling, feature fireplace with cast iron surround and tiled hearth, solid wood flooring.

#### Dining Room

12'6" x 11'3"

Picture rail.

#### Kitchen

7'6" x 10'5"

Modern range of low level units with laminate work surfaces, stainless steel sink unit with mixer tap and built in drainer, stainless steel extractor hood and fan, space for oven, plumbed for washing machine and space for fridge/freezer, tiled flooring.

#### First Floor

#### Landing

Access to roof space.

#### Bedroom 1

15'9" x 9'6"

Double bedroom.

#### Bedroom 2

9'10" x 11'1"

Double bedroom.

#### Study Room

11'0" x 12'4"

#### Bathroom

White suite comprising wood panelled bath with mixer tap, low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, vinyl flooring.

#### Outside

Front: Paved pathway.

Rear: Entertaining area, area in lawn, mature trees and hedging, enclosed rear garden, outhouse.





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.

50 Bangor Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	64
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

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