

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



**1 ROCKLAND CRESCENT,  
NEWTOWNARDS, BT23 8SF**

**OFFERS AROUND £179,950**



Situated in the popular area of Rockland Crescent in Newtownards, this charming semi-detached house is a gem waiting to be discovered. Boasting two spacious reception rooms, perfect for entertaining guests or simply unwinding after a long day, this property offers a warm and inviting atmosphere for families, downsizers, and first-time buyers alike.

With three double bedrooms, there is ample space for everyone to retreat and relax. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this home is the extended layout, providing additional living space for various requirements. The front of the house boasts a well maintained lawn and tarmac driveway leading to a garage with utility room, while the back encompasses a fully enclosed rear garden featuring artificial lawn.

This property is equipped with modern amenities including oil-fired central heating and PVC double-glazed windows, ensuring warmth and energy efficiency throughout the year. Additionally, one of the reception rooms boasts an open fireplace, adding a touch of character and cosiness to the space.

Don't miss the opportunity to make this house your home by making an appointment to view!



## Key Features

- Modern Semi-Detached Home Within Walking Distance To Local Amenities
- Luxury Kitchen With A Good Range Of Units And Space for Dining
- Attractive Front Garden And Fully Enclosed, South-Facing Rear Garden
- Oil Fired Central Heating And PVC Double Glazed Window
- Three Double Bedrooms On The First Floor
- Two Reception Rooms, Lounge With Fireplace and Separate Living/Dining Room
- Off Street Parking For One Vehicle With Integral Garage And Out House
- Early Viewing Is Highly Recommended For This Exceptional Home



### Accommodation

#### Comprises:

#### Entrance Hallway

Wood laminate flooring and under stairs storage.

#### Lounge

10'7" x 14'2"

Open fireplace with wooden mantle and tiled surround.

#### Living/Dining Room

8'7" x 18'4"

Wood flooring.

#### Kitchen

7'4" x 15'4"

Range of high and low units with laminate worktops, inset single drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, space for free standing fridge/freezer, integrated appliances include oven, electric hob and extractor fan, laminate flooring and tiled walls.

#### First Floor

#### Landing

Access to roof space

#### Bedroom 1

10'6" x 12'0"

Double bedroom with built in storage.

#### Bedroom 2

8'7" x 18'7"

Double bedroom.

#### Bedroom 3

7'6" x 13'1", 242'9"

Double bedroom.

#### Bathroom

White suite comprising panelled bath with over head electric shower with glass shower screen, vanity unit with mixer tap, low flush w/c, tiled floor, part tiled walls and hot press.

#### Outhouse

8'2" x 8'6"

Plumbed for washing machine with power and light.

#### Garage

8'11" x 17'7"

Power and light













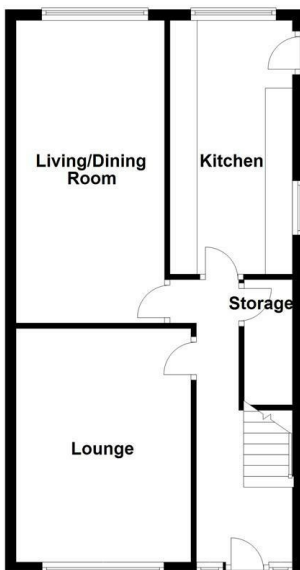




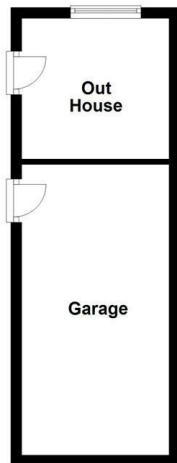
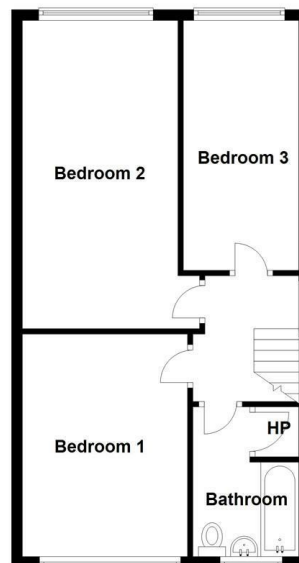




Ground Floor



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.

**1 Rockland Crescent**

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		39	61
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

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CAUSEWAY COAST  
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DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



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