

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**10 LANSDOWNE GARDENS,
NEWTOWNARDS, BT23 4QW**

OFFERS AROUND £174,950



Situated in the Lansdowne Gardens of Newtownards, this deceptively spacious bungalow offers three bedrooms and one reception room, including fitted kitchen, modern wet room, private rear patio and driveway for multiple vehicles.

The accommodation comprises entrance hall with tile flooring, living room finished with hard wood flooring. Spacious kitchen with range of units, built-in double oven, ceramic hob and dining area. Additionally, the property boasts three well proportioned bedrooms, one with built-in storage, convenient wet room suite with over-head power shower and fully tiled walls and flooring. Partly floored roofspace, oil fired central heating system, and uPVC double glazed windows.

This property offers superb accommodation with many additional features including, recessed spotlighting, attractive tile flooring, and generous driveway and spacious gardens. Ideal family accommodation or mature couple wanting to downsize to a bungalow in a great area.

Key Features

- Semi-Detached Bungalow In An Excellent Residential Location
- Generous Sized Living Room With Hard Wood Flooring
- Fitted Kitchen With Integrated Appliances And Dining Area
- Three Well Proportioned Bedrooms, One With Built-in Storage
- Modern Wet Room With Fully Tiled Walls And Flooring
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Private Enclosed Rear Patio With Mature Plants And Shrubs
- Early Viewing Comes Highly Recommended For This Property



Accommodation

Comprises:

Entrance Hallway

Tiled flooring, access to hot press.

Living Room

11'8" x 13'7"

Engineered wood flooring.

Kitchen

11'8" x 15'3"

Range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap and drainer, part tiled walls, built-in double oven, built-in four ring electric hob, concealed extractor fan, space for fridge/freezer, plumbed for washing machine, wood laminate flooring, space for informal dining, access to rear garden.

Wet Room

Modern white suite, open shower with over head power shower, semi pedestal wash hand basin with mixer tap, low flush w.c, fully tiled walls, tiled flooring, recessed spotlights.

Bedroom 1

8'10" x 13'6"

Double bedroom, tiled flooring, recessed spotlights.

Bedroom 2

7'7" x 10'1"

Engineered wood flooring.

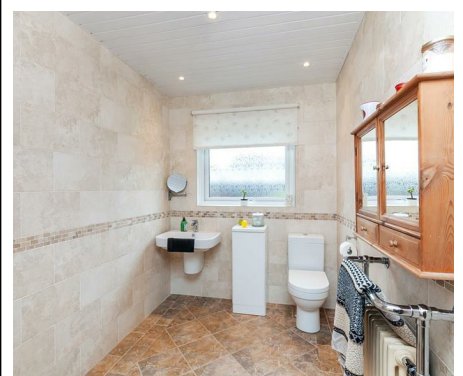
Bedroom 3

7'7" x 10'1"

Built in storage.

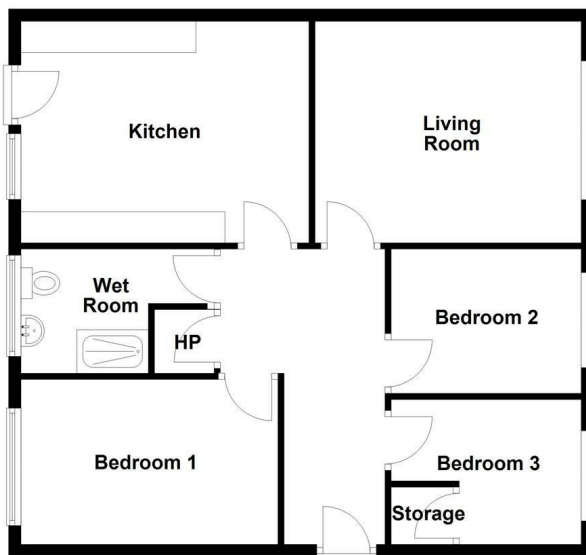
Outside

Tarmac driveway for multiple vehicles, area in stone, paved patio area with mature shrubs to the front. Rear paved patio, mature plants, shrubs and trees, area in stone, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	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.

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