

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 LANSDOWNE DRIVE,  
NEWTOWNARDS, BT23 4GL**

**OFFERS AROUND £220,000**



Situated in the Lansdowne Drive of Newtownards, this deceptively spacious semi-detached chalet bungalow offers four bedrooms and two reception rooms, including a ground floor bathroom, fitted kitchen, detached garage and mature gardens.

The accommodation comprises entrance hall and lounge both finished with wood laminate flooring. Lounge with attractive fireplace and wood laminate flooring. Kitchen with range of units, built-in under oven, ceramic hob, ceramic tile flooring, and access to rear garden.

Additionally, the property boasts four well proportioned bedrooms, two with built-in wardrobes, ground floor family bathroom suite and first floor shower room with walk-in shower cubicle, oil fired central heating system, and uPVC double glazed windows.

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



## Key Features

- Semi-Detached Chalet Bungalow In An Excellent Location
- Living Room With Feature Fireplace & Separate Dining Room
- Fitted Kitchen With Range Of Units And Built-In Appliances
- Four Bedrooms Across Two Floors, Two With Built-In Robes
- Downstairs Bathroom Suite And First Floor Shower Room
- Enclosed Rear Garden, Large Driveway And Detached Garage
- Oil Fired Central Heating and uPVC Double Glazed Windows
- Early Viewing Comes Highly Recommended For This Property



### Accommodation Comprises:

#### Entrance Hall

Wood laminate flooring, access to hot press.

#### Living Room

11'4" x 16'0"

Wood laminate flooring, open fireplace with wooden mantle, tiled hearth and cast iron surround with decorative tiles.

#### Kitchen

9'3" x 12'10"

Range of high and low level units, laminate work surfaces, single drainer stainless steel sink unit with mixer tap, built-in under oven, four ring gas hob, concealed extractor fan, integrated fridge, under counter freezer, plumbed for dishwasher, breakfast bar, recessed spotlights, tiled flooring, part tiled walls, back door to enclosed rear garden.

#### Dining Room

9'9" x 12'9"

Wood laminate flooring.

#### Bedroom 3

9'9" x 9'4"

Wood laminate flooring.

#### Bedroom 4

7'8" x 9'4"

Wood laminate flooring.

### Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer taps, panelled bath with mixer taps, overhead electric shower, glass shower screen, part tiled walls, tiled flooring, wood panelled ceiling, recessed spotlights, extractor fan.

### First Floor

#### Landing

Built in storage, Velux window.

#### Bedroom 1

9'5" x 19'5"

Double bedroom, built-in wardrobes, wood laminate flooring, recessed spotlights, two Velux windows.

#### Bedroom 2

9'10" x 14'3"

Double bedroom, built-in wardrobes, wood laminate flooring, recessed spotlights.

### Shower Room

White suite comprising low flush w.c., pedestal wash hand basin with mixer taps, walk-in shower cubicle with overhead electric shower and glass sliding door, part tiled walls, tiled flooring, extractor fan and Velux window.

### Garage

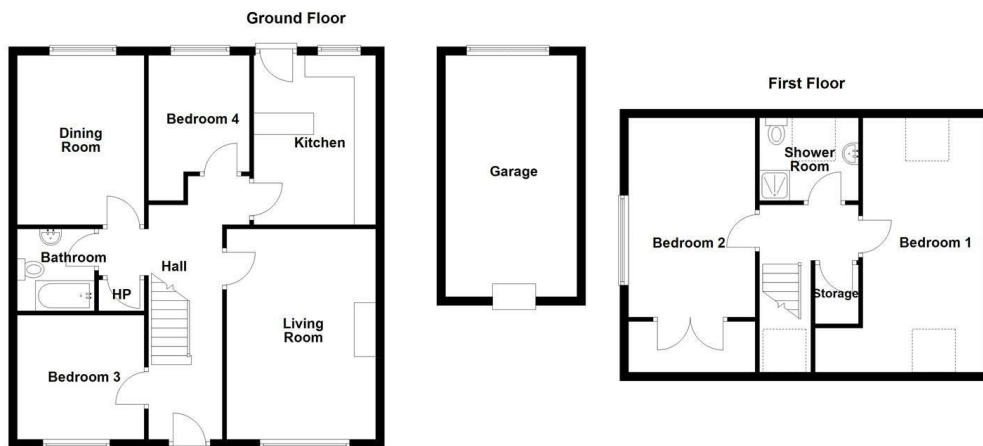
10'0" x 18'4"

Power and light, plumbed for washing machine, space for dryer, roller shutter door.

### Outside

Tarmac driveway with space for multiple vehicles, paved walkway, flowerbeds, mature plants, area in lawn. Enclosed rear garden in lawn, area in stone, paved walkway, mature plants and trees, space for shed, oil storage tank, outside tap and light.





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	59	67
(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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