

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 CAIRNDORE GRANGE,
NEWTOWNARDS, BT23 8PD**

OFFERS AROUND £164,950



Located off the Movilla Road, this three bedroom semi-detached property in need of some modernisation, is a short distance from Newtownards Town Centre. Easily accessible to local amenities, schools and main arterial routes to Bangor, Belfast and the Peninsula.

The property offers a bright and spacious living room and fitted kitchen. On the first floor there are three bedrooms, one with built-in storage, family bathroom comprising of white suite and built in storage on the landing. Additionally, the property benefits from oil fired central heating and double glazed windows.

Externally, there is a paved driveway to the front of the property with space for off street parking and garden to the rear of the property. This property appeals to a wide variety of potential clients from first time buyers, to downsizers and investors. Early viewing is recommended.



Key Features

- Three Bedroom Semi-Detached Property In Need Of Modernisation
- Living Room With Feature Open Fireplace And Under Stairs Storage
- Fitted Kitchen With Space For Appliances And Laminate Flooring
- Three Bedrooms On The First Floor, One With Built In Storage
- Family Bathroom Suite With Panelled Bath And Part Tiled Walls
- Oil Fired Central Heating System And Double Glazed Windows
- Paved Driveway And Enclosed Rear Garden In Lawn And Patio Area
- Popular Residential Location, Close To Newtownards Town Centre



Accommodation Comprises:

Entrance Porch

3'7" x 3'3"

Wood laminate flooring.

Living Room

14'8" x 14'9"

Wood laminate flooring, open fireplace with wooden mantle and tile surround, under stair storage.

Kitchen

14'7" x 8'2"

Range of high and low level units, wood laminate work surfaces, 1 1/4 bowl stainless steel sink unit with mixer tap, free standing cooker with four ring hob, concealed extractor hood, space for fridge freezer, plumbed for washing machine, part tiled walls, wood laminate floor and door to rear garden.

First Floor

Landing

Wood laminate flooring, access to hot press and roof space.

Bedroom 1

14'9" x 8'1"

Double bedroom, wood laminate flooring.

Bedroom 2

9'1" x 6'9"

Wood laminate flooring.

Bedroom 3

7'3" x 5'9"

Wood laminate flooring.

Bathroom

White suite comprising low flush w.c., pedestal wash hand basin with mixer tap, tiled splashback, panelled bath with overhead shower, part tiled walls and extractor fan.

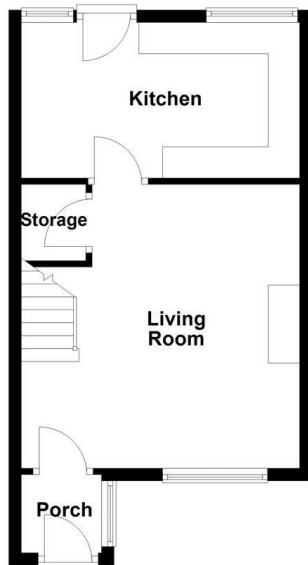
Outside

Paved driveway for multiple vehicles, paved walkway to rear garden. Patio area to rear, garden in lawn, mature trees, plants and shrubs, boundary fence, outside tap and light, oil storage tank.

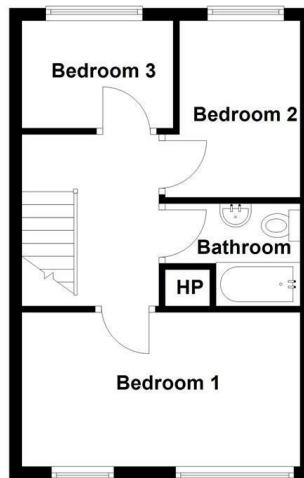




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(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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