

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**45 TALBOT STREET,  
NEWTOWNARDS, BT23 4EG**

**ASKING PRICE £95,000**





A two bedroom mid terraced property just a short walk to Newtownards town centre, with easy access to all local amenities and public transport routes to Bangor and Belfast.

The ground floor comprises of an open plan living, kitchen and dining area, offering built-in under oven, ceramic hob, and patio doors to rear garden. The first floor benefits from two spacious bedrooms and family bathroom with electric shower over bath.



The property further benefits from oil fired central heating and double glazed windows. Externally there is an enclosed front yard, enclosed rear yard, storage areas and access to a large garden in lawn.



## Key Features

- A Well Presented Two Bedroom Mid Terrace Property
- Situated Within Walking Distance To Newtownards Town Centre
- Open Plan Living Kitchen Area With Double Doors To Rear
- Fitted Kitchen With Built-In Appliances And Ceramic Tile Flooring
- White Bathroom Suite With Panelled Bath And Fully Tiled Walls
- Enclosed Rear Yard And Separate Large Rear Garden In Lawn
- Oil Fired Central Heating System And uPVC Double Glazing
- Chain Free, View Now To Avoid Disappointment



## Accommodation

### Comprises:

### Entrance Porch

### Living Room

10'2" x 11'6"

Wood flooring, hole in wall fireplace with tiled hearth, open to:

### Kitchen

13'0" x 11'6"

Range of high and low level units, laminate work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, concealed extractor fan, built-in under oven, four ring ceramic hob, built-in dishwasher, built-in under counter fridge, ceramic tile flooring, patio doors to rear.

### Rear Porch

Tile flooring, door to rear.

### First Floor

### Landing

### Bedroom 1

13'5" x 10'2"

### Bedroom 2

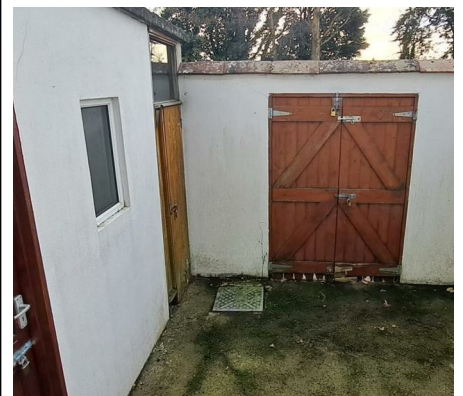
9'2" x 7'6"

## Bathroom

White suite comprising panelled bath with mixer tap, electric shower, pedestal wash hand basin with mixer tap, low flush w.c., fully tiled walls.

## Outside

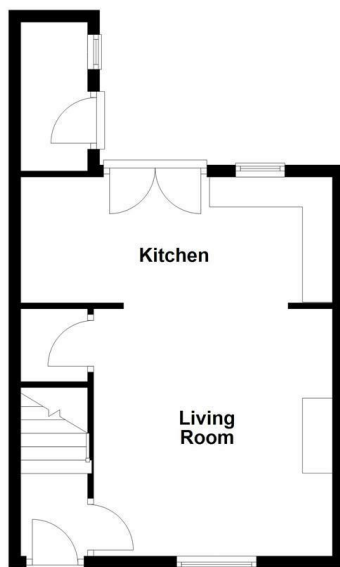
Enclosed rear yard with access to garden in lawn.



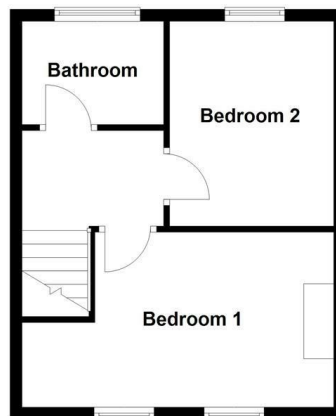




Ground Floor



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		66	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

45 Talbot Street, Newtownards

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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