

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 ASH GROVE, GLEN ESTATE,
NEWTOWNARDS,**

OFFERS AROUND £109,950



A spacious three storey townhouse offering a fantastic opportunity for those seeking a property in the centre of Newtownards Town Centre, ensuring easy access to local amenities and public transport routes.

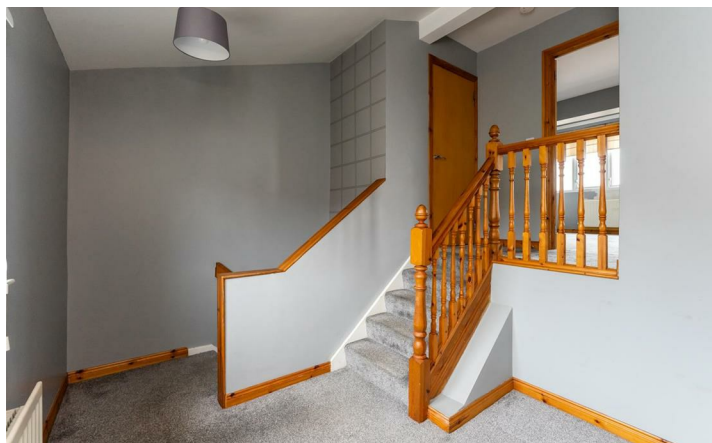
In need of some modernisation, this property offers a generous sized living room, fitted kitchen with dining area, and under stair storage all on the ground floor. The first floor features two well-proportioned bedrooms, one with roof space access, and bathroom suite with panelled bath and overhead shower.

Additionally, the property comes with a basement level integral garage with access to a utility room and stairs leading to the ground floor. View now to appreciate all this property has to offer.



Key Features

- Three Storey Townhouse Within Walking Distance to Newtownards Town Centre
- Spacious Living Room With Dual Aspect Windows And Laminate Flooring
- Two Double Bedrooms On The First Floor, One With Access To Roof Space
- Fitted Kitchen With Range Of Units, Space For Appliances And Dining Area
- White Bathroom Suite Comprising Panelled Bath And Part Tiled Walls
- Gas Fired Central Heating System And PVC Double Glazed Windows
- Basement Level Integral Garage Leading To Separate Utility Room
- Fully Enclosed And Easily Maintained Stone Garden With Paved Walkway



Accommodation

Comprises:

Entrance Hall

Vinyl flooring.

Ground Floor

Landing

Under stair storage.

Living Room

14'0" x 15'3"

Wood laminate flooring, dual aspect windows.

Kitchen

10'8" x 14'3"

Range of high and low level units, laminate worktops, stainless steel sink unit with mixer taps, space for fridge freezer, space for oven, part tiled walls, vinyl flooring and space for informal dining.

First Floor

Landing

Built-in storage.

Bathroom

White suite comprising low flush w.c, pedestal wash hand basin with mixer taps, panelled bath with over head power shower, part tiled walls, vinyl flooring.

Bedroom 1

8'2" x 15'3"

Double bedroom, dual aspect windows.

Bedroom 2

8'6" x 12'7"

Double bedroom, access to roof space.

Utility Room

8'3" x 8'2"

Plumbed for washing machine.

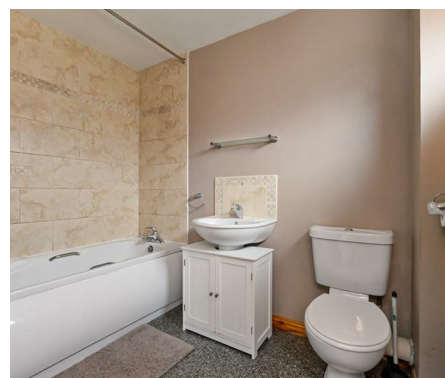
Garage

8'6" x 15'3"

Power and light, roller shutter garage door.

Outside

Enclosed rear garden in stone, paved walkway, boundary fence, 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

19 Ash Grove

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(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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