

## 14 Valetta Park , Newtownards, BT23 4RL

14 Valetta Park presents an excellent opportunity for those seeking a first family home or a buy to let investment purchase. This end-terrace house, built between 1970 and 1979, boasts a well-thought-out layout that is both practical and inviting.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property features three generously sized bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. The exterior of the home includes paved gardens to front and rear and includes parking for one vehicle.

Whether you are a first-time buyer or looking to invest in a rental property, this home offers a wonderful opportunity to create a home to be proud of.

**Price £110,000**

# 14 Valetta Park

, Newtownards, BT23 4RL



- End terraced home
- Kitchen with casual dining area
- Floored attic room with fixed staircase (Storage only)
- Paved gardens to front & rear with off street parking to rear.
- 3 bedrooms
- Front & rear hallways
- uPVC double glazed windows
- Lounge
- Bathroom
- Phoenix gas central heating

## Entrance

## Entrance hall

## Lounge

14'3x13'9 (4.34mx4.19m)

## Kitchen/diner

11'10x10'1 (3.61mx3.07m)

## Rear hallway

10'6x5 (3.20mx1.52m)

## Landing

## Bathroom

6'2x5'6 (1.88mx1.68m)

## Bedroom 1

11'8x10'9 (3.56mx3.28m)

## Bedroom 2

10'9x10'5 (3.28mx3.18m)

## Bedroom 3

8'2x7'1 (2.49mx2.16m)

## Attic/storage room

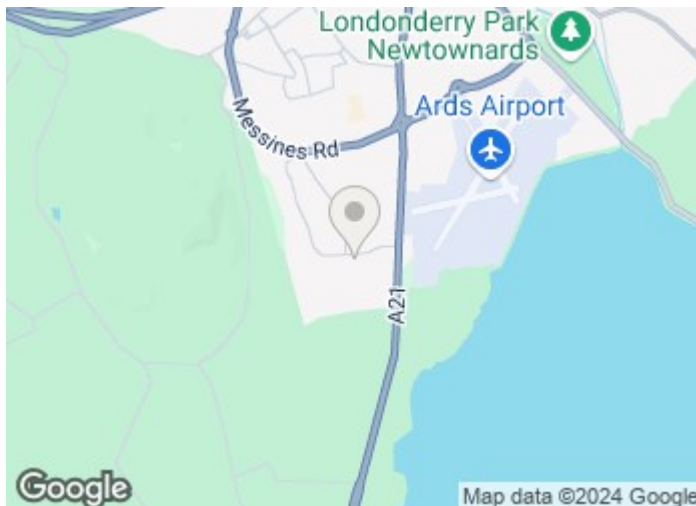
17'1x11'2 (5.21mx3.40m)

## Outside

## Tenure

## Buyers notes

## Property misdescriptions

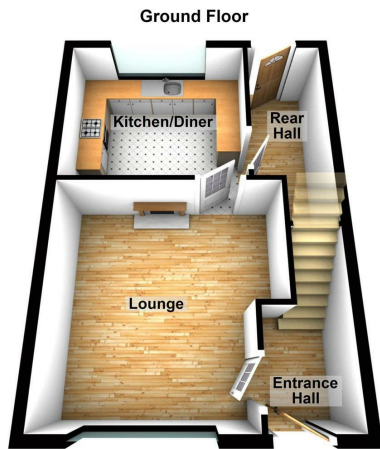


## Directions

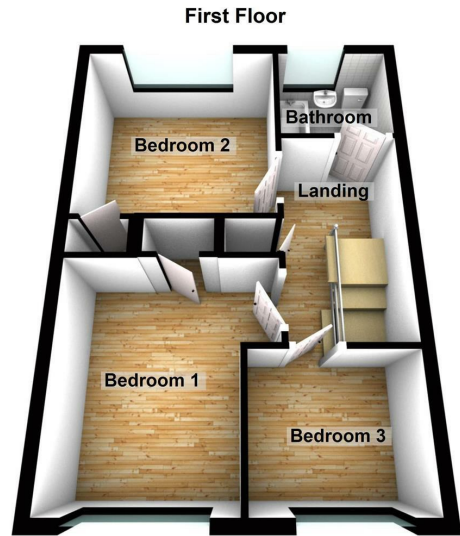
Travelling out of Newtownards along Comber Road turn right into the Westwinds Development. Take the second left into Valetta Park and the rear of number 14 is in front of you.



# Floor Plan



Images for illustrative purposes only and subject to change.  
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	69	70	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>	(81-91) <b>A</b>						
(69-80) <b>C</b>	(69-80) <b>C</b>						
(55-68) <b>D</b>	(55-68) <b>D</b>						
(39-54) <b>E</b>	(39-54) <b>E</b>						
(21-38) <b>F</b>	(21-38) <b>F</b>						
(1-20) <b>G</b>	(1-20) <b>G</b>						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions				
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	