

14 Valetta Park , Newtownards, BT23 4RL

14 Valetta Park, Newtownards.

We are acting in the sale of the above property and have received an offer of £95,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

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 £95,000

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

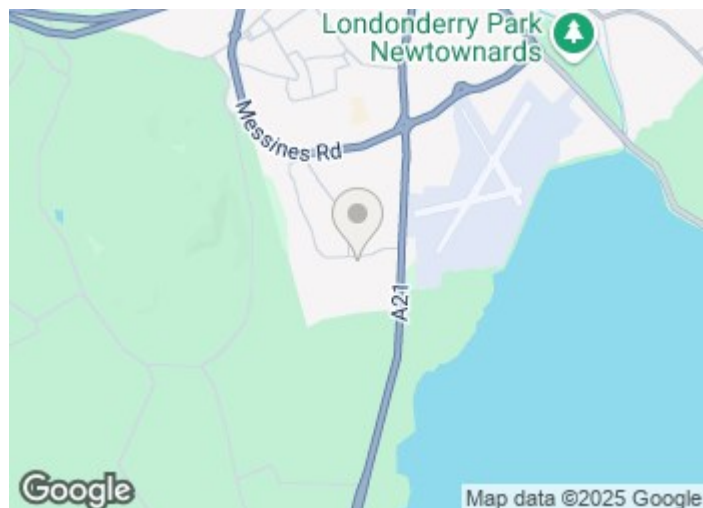
17'1x11'2 (5.21mx3.40m)

Outside

Tenure

Buyers notes

Property misdescriptions

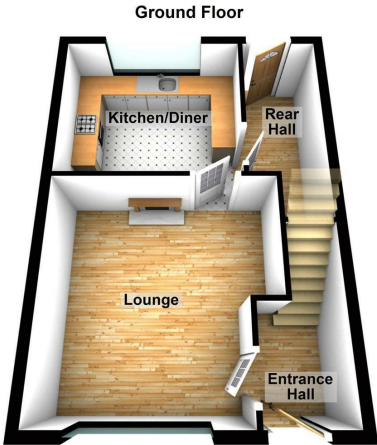


Directions

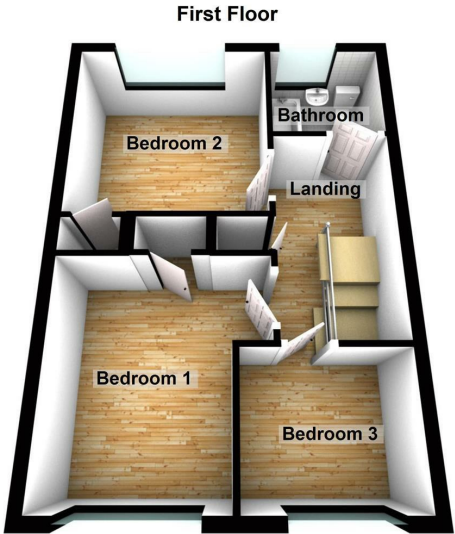
Travelling out of Newtownards along Comber Road turn right into the Westwinds Development. Take the second left into Valetta Park and the rear of number 14 is in front of you.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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