

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 DROMENA GARDENS,
NEWTOWNARDS, BT23 4PX**

OFFERS OVER £149,950



Situated within walking distance of the popular Newtownards town centre, this three bedroom semi-detached property offers ideal family accommodation to include entrance hall with laminate flooring, under-stairs storage, and toilet suite with vanity unit and low flush w.c. Lounge with bay window and feature brick fireplace, kitchen with range of units, space for appliances, part tiled walls, and tiled flooring, and separate dining room with wood laminate flooring.

The first floor offers three well proportioned bedrooms and newly fitted within the last three years, a family bathroom comprising of modern white suite including, walk-in shower cubicle with overhead rainfall shower, panelled bath and vanity unit. The outside offers gardens in lawn, and a paved driveway leading to the rear.

Also benefiting from new radiators throughout, newly installed gas fired central heating less than 2 years ago, and PVC double glazed windows, this attractive property is located within close proximity to a vast range of amenities, shops and major local schools. Early viewing is recommended to avoid disappointment.

Key Features

- Semi-Detached Property Within Walking Distance To Newtownards Town Centre
- Good Sized Living Room With Bay Window And Feature Brick Fireplace
- Modern Fitted Kitchen With A Range Of Units And Space For Appliances
- Ground Floor WC And Spacious Dining Room With Feature Bay Window
- Three Well Proportioned Bedrooms All Located On The First Floor
- Modern Family Bathroom Suite With Separate Bath And Walk-In Shower
- Gas Fired Central Heating System And PVC Double Glazed Windows
- Gardens In Lawn To Front, Side And Rear With Paved Driveway And Outhouse



Accommodation

Comprises:

Entrance Hallway

Wood laminate flooring and under stair storage.

Dining Room

10'9" x 13'9"

Wood laminate flooring.

Living Room

14'1" x 9'10"

Bay window.

WC

White suite comprising, vanity unit with mixer tap and tile splashback, low flush w/c and vinyl flooring.

Kitchen

8'2" x 10'2"

Range of high and low level units, wood laminate worktops, stainless steel sink unit with drainer and mixer tap, plumbed for washing machine, space for fridge/freezer, space for oven, tiled floor, part tiled walls and access to rear garden.

First Floor

Landing

Built in storage.

Bedroom 1

13'1" x 9'10"

Double bedroom, built in storage and wood laminate flooring.

Bedroom 2

9'10" x 10'5"

Double bedroom and wood laminate flooring.

Bedroom 3

8'2" x 9'10"

Wood laminate flooring.

Bathroom

Modern white suite comprising panelled bath with mixer tap, walk in shower with glass shower screen and overhead rainfall shower, low flush wc, vanity unit with mixer tap, fully tiled walls, vinyl flooring, recessed spotlights, wall mounted radiator, extractor fan.

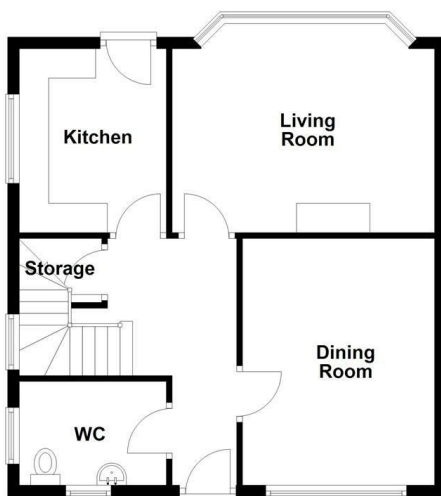
Outside

Front garden in lawn, paved driveway, paved path leading to rear garden, garden in lawn to side with mature plants and trees and boundary hedge. Enclosed rear garden in lawn with stone edging, paved area, boundary fence, outside light, outhouse for storage.

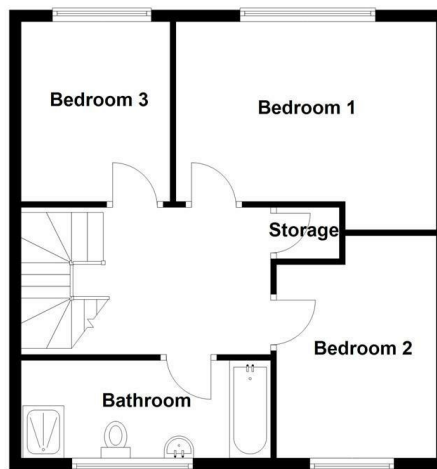




Ground Floor



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		67	73
		EU Directive 2002/91/EC	

22 Dromena Gardens

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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