

ULSTER PROPERTY SALES

UPS

RENTALS - NEWTOWNARDS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**81A MOVILLA ROAD,
NEWTOWNARDS, BT23 8RQ**

£775 PER MONTH



81a Movilla Road, a lovely 2-bedroom quad home located in a quiet residential area within Newtownards. This well-maintained property offers a cosy and practical layout, ideal for single professionals, couples, or small families.

The ground floor opens into a bright open plan living area, leading to a fully-fitted kitchen. The first floor offers two comfortable bedrooms, complemented by a well-appointed bathroom with white suite.

Externally, the property features a driveway with space for multiple vehicles and South facing rear garden. Situated in a quiet area, it's just minutes away from local shops, cafes, and amenities in Newtownards town centre, with excellent transport links to Belfast and the surrounding areas.



Key Features

- Spacious Two Bedroom Quad Style Property
- Living/Dining Area Open To Fitted Kitchen
- Kitchen With Range Of High and Low Level Units
- Family Bathroom Comprising Of White Suite
- Oil Fired Heating And uPVC Double Glazing
- Stone Driveway With Space For Multiple Vehicles
- Fully Furnished And Available Immediately
- Early Viewing Comes Highly Recommended



Accommodation Comprises:

Living/Dining Room

9'1" x 17'0"

Wood flooring, sliding patio doors to rear garden.

Kitchen

6'11" x 8'10"

Range of high and low level units, laminate work surfaces, freestanding cooker, stainless steel sink with mixer tap and drainer, plumbed for washing machine, under counter fridge, concealed extractor fan, wood flooring.

First Floor

Bedroom 1

8'10" x 13'7"

Double bedroom, recessed spotlights, hot press/built in storage.

Bedroom 2

7'1" x 10'5"

Bathroom

White suite comprising panelled bath with mixer tap, electric overhead shower, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor, part tiled walls and extractor fan.

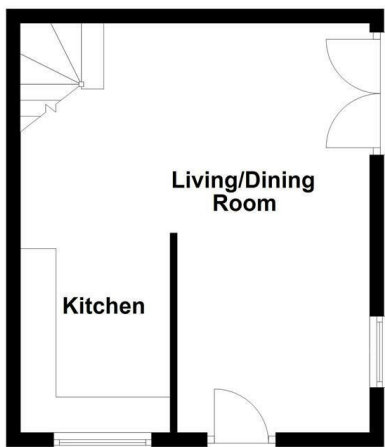
Outside

Stone driveway for multiple vehicles, enclosed South facing rear garden in lawn with stone area.

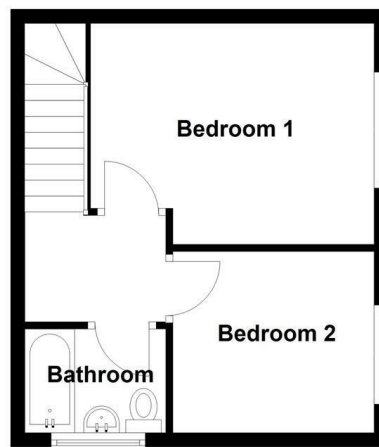




Ground Floor



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		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

81a Movilla Road

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 02890471515.

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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