

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 BOWMOUNT PARK,  
NEWTOWNARDS, BT23 8SS**

**OFFERS OVER £189,950**



Situated in the charming area of Bowmount Park, Newtownards, this modern semi-detached home offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and a modern family bathroom, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a bright and spacious living/dining room, featuring an inviting open fireplace that creates a warm and welcoming atmosphere. The property also boasts a fully floored roof space, which presents an exciting opportunity for conversion, allowing you to tailor the home to your specific needs.

For those who value practicality, the property includes off-street parking for one vehicle, along with an integral garage, providing ample storage and convenience. The location is particularly appealing, as it is within walking distance to Newtownards town centre and local amenities, ensuring that shops, schools, and recreational facilities are easily accessible.



## Key Features

- Modern Semi-Detached Home Within Walking Distance To Local Amenities
- Luxury Kitchen With A Good Range Of Units
- Family Shower Room Comprising Of White Suite
- Gas Fired Central Heating And PVC Double Glazed Window
- Bright And Spacious Living/Dining Room With Open Fireplace
- Roof Space Fully Floored Ready For Conversion
- Off Street Parking For One Vehicle With Integral Garage
- Early Viewing Is Highly Recommended For This Exceptional Home



## Accommodation

### Comprises:

#### Entrance Hall

Tiled flooring.

#### Living / Dining Area

11'1" x 24'0"

Chelsea extra oak wood laminate flooring, open fireplace with wooden mantle and tiled hearth and space for informal dining.

#### Kitchen

8'2" x 13'1"

Modern range of high and low level units, laminate work surface, inset sink with mixer tap and drainer, Chelsea extra oak wood laminate flooring, part tiled walls, space for fridge/freezer and oven, plumbed for washing machine and dishwasher, extractor fan and access to rear garden.

#### Hallway

Tiled flooring, under staircase storage, access to utility room and garage.

#### Store

9'2" x 12'0"

Stainless steel sink with mixer tap, power and light.

#### First Floor

#### Landing

Access to roof space via swingsby ladder.

#### Bedroom 1

9'1" x 11'1"

Double bedroom and built in robes.

#### Bedroom 2

10'0" x 12'3"

Double bedroom.

#### Bedroom 3

9'4" x 7'5"

#### Shower Room

White suite comprising walk in shower cubicle with overhead shower and glazed glass shower screen, low flush w.c. semi pedestal sink with mixer tap, built in storage, extractor fan and wood laminate flooring.

#### Garage

9'2" x 12'0"

Power and light with up and over door.

#### Outside

Front; Paved patio area with space for a vehicle, area in stone and mature tree.

Rear; Paved patio area, area in stone, mature tree, enclosed, access to sunroom, outside tap and lights.









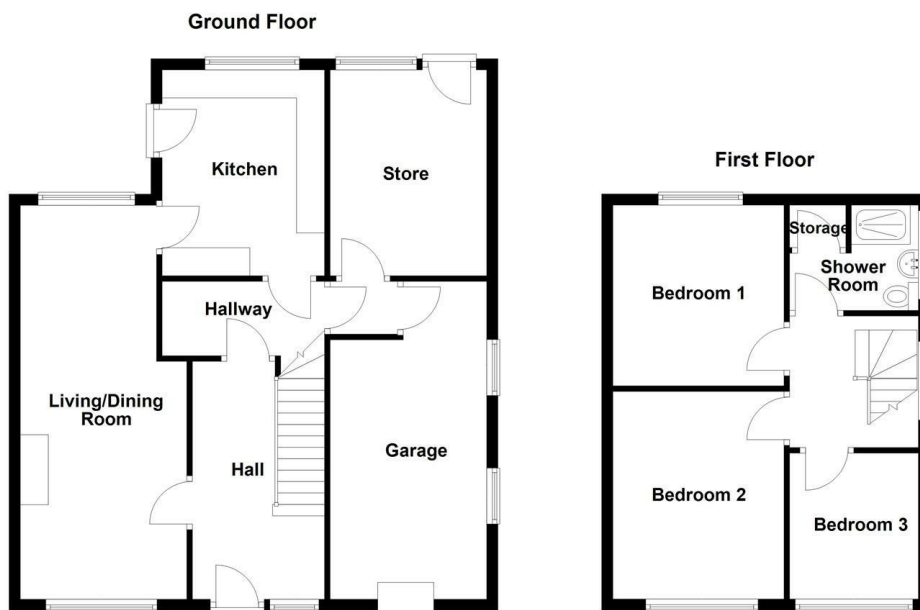












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

**1 Bowmount Park**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark