

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 THORNLEIGH CRESCENT,  
NEWTOWNARDS, BT23 8TL**

**OFFERS AROUND £164,950**



We are delighted to bring to the market this charming semi-detached home located in a popular and convenient area of Newtownards. This property has been well-maintained and benefits from a range of modern upgrades, making it ideal for families, first-time buyers, or downsizers.

The home features a modern kitchen and a stylish shower room, refurbished just two years ago. It also benefits from oil-fired central heating, with a new boiler installed five years ago, and uPVC double-glazed windows throughout, ensuring energy efficiency and comfort.

Externally, the property boasts a spacious garden with a large summer house, built approximately nine years ago, complete with power and light, offering the perfect space for relaxing, entertaining, or working from home. A decking area, installed seven years ago, adds to the appeal of the outdoor space.

Situated close to local schools, shops, and transport links, this property offers both convenience and modern living. Early viewing is highly recommended!



## Key Features

- Spacious Semi-Detached Home Located On The Outskirts Of Newtownards, Close To Bangor And Arterial Routes
- Modern Kitchen With A Good Range Of Units And Space For Informal Dining
- Good Sized Garden At Rear And Paved Driveway For Multiple Vehicles
- Large Summer House With Power And Light With Raised Decked Entertainment Area
- Well Maintained Throughout And Finished To A High Standard
- Three Bedrooms Across Two Floors, One With Built In Wardrobes
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Is Recommended For This Beautiful Home



### Accommodation

#### Comprises:

#### Entrance Porch

Wood laminate flooring.

#### Living Room

14'3" x 9'5"

Wood laminate flooring.

#### Kitchen / Dining Area

14'2" x 9'6"

Modern range of high and low level units with laminate work surface, integrated dishwasher, plumbed for washing machine, inset composite sink unit with built in drainer and mixer tap, four ring electric hob, built in extractor fan and hood, integrated oven, part tiled walls, wood laminate flooring, space for informal dining, under stairs storage, space for tumble dryer and access to rear garden.

#### First Floor

##### Landing

Built in storage.

##### Bedroom 1

6'7" x 12'0"

Double bedroom with built in wardrobes.

##### Bedroom 2

6'9" x 9'9"

Wood laminate flooring.

#### Shower Room

Modern white suite comprising walk in shower cubicle with rainfall showerhead and glass shower screen, low flush wc, vanity unit with mixer tap, feature LED light mirror, tiled flooring, tiled walls, black wall mounted towel rail, recessed spotlighting and extractor fan.

#### Second Floor

##### Bedroom 3

7'9" x 10'4"

Wood laminate flooring, built in storage and recessed spotlights.

#### Outside

Front; Paved driveway for multiple vehicles, area in stone and lawn. Rear; Area in lawn, paved walkway, mature trees, mature hedging, raised decked entertainment area, area in artificial grass, fully enclosed, outside tap and light.

#### Summer House

22'11" x 24'7"

Power and light.













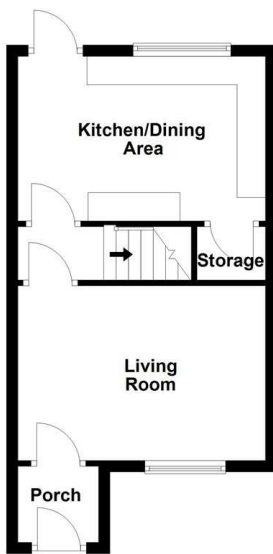




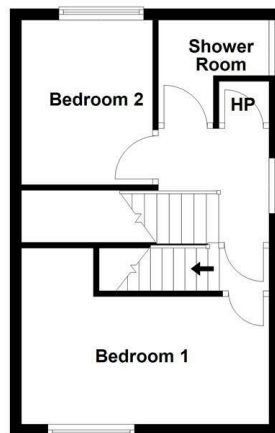




Ground Floor



First Floor



Second 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			61
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**6 Thornleigh Crescent**

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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