

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 CORONATION AVENUE, CONLIG,
NEWTOWNARDS, BT23 7PR**

OFFERS AROUND £165,000

Situated upon a generously proportioned and slightly elevated site we are excited to offer for sale this extended and very tastefully presented end of terrace property which affords a wealth of adaptable family accommodation. Upon inspection viewers will immediately appreciate the welcoming entrance hall with its tiled flooring and the adjacent living room which could be utilised as a ground floor bedroom depending upon firmly requirements. There is a wealth of reception space afforded by the lounge/dining room and from here this access to the striking family room extension with its feature multi-fuel burning stove and mahogany effect uPVC double glazed door and windows which enjoy an outlook to the rear garden. Also worthy of mention is the practical utility/W.C. which can be accessed from the lounge and is also in the extended part of the home. Viewers will be further enticed by the pleasing well appointed kitchen with its appealing range of high and low level units, selection of integrated appliances, tiled floor, part tiled walls and again a rear garden outlook. At first floor level this fine home boasts a traditional 3 bedroom layout and special mention must be made of the superb 3 piece white shower room with its tiled floor and part tiled walls. Outside and to the front of the home the garden is laid in stones to facilitate ease of management and to the side there is a spacious tarmac drive which provides ample off street parking. The enclosed rear garden is laid in lawn and there is a useful garden store.



Key Features

- Extended End of Terrace Property
- Ground Floor W.C./Utility
- Superb First Floor Shower Room
- Double Glazing
- Adaptable 4 Bedrooms/2 Reception Layout
- Well Appointed Kitchen
- Gas Fired Central Heating System
- Generously Proportioned Site



ACCOMMODATION

Mahogany effect uPVC double glazed front door and mahogany effect uPVC double glazed side windows

ENTRANCE HALL

Tiled floor. Double panel radiator. Corniced ceiling.

LIVING ROOM

10'6" x 9'11"

Mahogany effect uPVC double glazed windows. Tiled fireplace and hearth. Wooden laminate flooring. Corniced ceiling. Feature part leaded glazed door from hall.

LOUNGE/DINING ROOM

18'5" max x 9'10" max

Mahogany effect uPVC double glazed windows. Tiled fireplace and hearth. 2 Double panel radiators. Corniced ceiling. Dimmer switch. Wooden laminate flooring. Feature part leaded glazed door from hall.

FAMILY

14'8" x 12'11"

Mahogany effect uPVC double glazed door and side windows to rear. Wooden laminate flooring. Corniced ceiling. Double panel radiator. Feature multi fuel burning stove. Feature part leaded glazed door from dining/family room.

UTILITY ROOM

7'10" max x 7'5" max

High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Low flush W.C. Double panel radiator. Tiled floor. Mahogany effect uPVC double glazed windows.

KITCHEN

16'5" max x 7'4" max

Attractive range of high and low level units with roll edge work surfaces. 11/4 bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated 4 ring gas hob and electric oven. Open display shelves. Concealed lighting. Tiled floor. Part tiled walls. Ceiling downlights. Mahogany effect uPVC double glazed windows and rear door. Feature part leaded glazed door from hall.

STAIRS TO FIRST FLOOR

LANDING

Access to roofspace via folding ladder. Mahogany effect uPVC double glazed windows. Built-in cupboard with wall mounted gas boiler.

BEDROOM 1

13'2" max x 9'2" max

Mahogany uPVC double glazed windows. Double panel radiator. Corniced ceiling. Fitted wardrobe with inset drawers and sliding mirrored doors.

BEDROOM 2

12'0" max x 10'1" max

Mahogany uPVC double glazed windows. Built-in shelved cupboard. Separate built-in wardrobe. Single panel radiator.

BEDROOM 3

10'0" max x 6'11" max to wardrobes

Mahogany effect uPVC double glazed windows. Double panel radiator. Wooden laminate flooring. Corniced ceiling. Built-in shelved cupboard. Fitted wardrobes with sliding doors.

MODERN SHOWER ROOM

White suite comprising: Spacious tiled shower cubicle with shower and drencher. Pedestal wash hand basin. High flush W.C. Part tiled walls. Tiled floor. Wall mounted heated towel radiator. Mahogany effect uPVC double glazed windows. Extractor fan. Ceiling downlights.

OUTSIDE

FRONT

Concrete path. Area laid in stones.

SIDE

Extensive tarmac drive. Double wooden gates. Plants and shrubs.

SPACIOUS REAR

Garden laid in lawn. Garden store. Outside tap.









1, Coronation Avenue, Corlig, NEWTOWNARDS, BT23 7PR



Total Area: 108.4 m² ... 1167 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 9127 1185.

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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ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

BALLYHACKAMORE
028 9047 1515

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RENTAL DIVISION
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