

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 BINNIAN COURT,  
NEWTOWNARDS, DOWN,**

**OFFERS AROUND £229,950**

Located in a quiet cul-de-sac, 16 Binnian Court presents an exceptional opportunity to acquire a spacious and well-maintained family home within walking distance of Newtownards Town Centre. This detached property offers modern living with the added benefit of an integral garage, gas-fired central heating, and double glazing throughout.

Upon entering, you are welcomed by a bright and airy hallway leading to a generous living room featuring a cosy multi-fuel burning stove. The modern kitchen boasts modern cabinetry and integrated appliances, complemented by a dining area perfect for family meals or entertaining guests. The ground floor is further enhanced by a downstairs shower room offering further convenience. Upstairs, four well-proportioned bedrooms provide ample accommodation, with a modern family bathroom.

Externally, this home benefits from a fully enclosed rear garden, offering privacy and a secure space for children and pets. The driveway provides off-street parking alongside the integral garage, ideal for additional storage or vehicle space.

Situated in a popular residential area, this home is within easy reach of local schools, shops, and amenities, making it the perfect choice for families and professionals alike.



## Key Features

- Detached Home In a Quiet Cul-De-Sac Location
- Modern Kitchen Open To Dining Area
- Ground Floor Shower Room and First Floor Family Bathroom
- Stone Driveway Leading To Integral Garage
- Bright And Spacious Living Room With Multi-Fuel Burning Stove
- Four Bedrooms
- Gas Fired Central Heating And PVC Double Glazed Windows
- Excellent Location Within Walking Distance To Newtownards Town Centre



### Accommodation

#### Comprises:

#### Entrance Hall

Understairs storage.

#### Living Room

19'9" x 10'11"

Multi-fuel burning stove with slate hearth and sliding patio doors to rear garden.

#### Kitchen / Dining Area

19'1" x 9'8"

Range of high and low level units with laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated appliances to include; fridge freezer, oven, four ring electric hob and stainless steel extractor hood, plumbed for washing machine, partly tiled walls, tiled floor, space for dining area and access to garage.

#### Shower Room

White suite comprising shower enclosure with overhead electric shower and sliding shower doors, low flush wc, pedestal wash hand basin with mixer tap, tiled walls, tiled floor and extractor fan.

### First Floor

#### Landing

#### Bedroom 1

10'11" x 10'0"

#### Bedroom 2

10'0" x 9'8"

#### Bedroom 3

9'8" x 8'6"

#### Bedroom 4

8'6" x 7'5"

#### Bathroom

White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin with mixer tap, partly tiled walls, tiled floor, extractor fan and built in storage.

#### Outside

Front: Stone driveway with space for multiple vehicles.

Rear: Fully enclosed area in lawn with stone walkway, raised decked area, outside tap and light.

#### Integral Garage

25'3" x 7'5"

Power and light, up and over door.



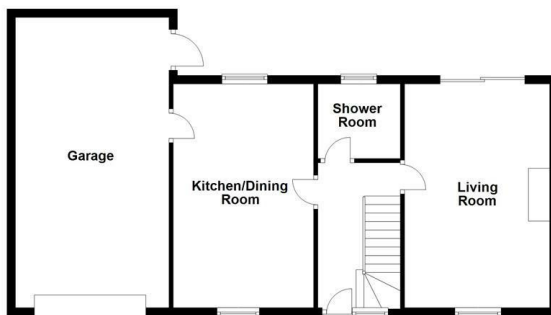




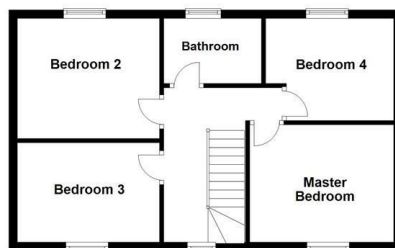




Ground Floor



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.

16 Rinnian Court, Newtownards

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(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.

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