

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 MAHEE ISLAND PARK,
NEWTOWNARDS, COUNTY**

OFFERS OVER £194,950



A well presented, semi-detached property located just off the Bangor Road offering modern open plan living.

The accommodation offers a spacious living room with feature panelled wall, kitchen open plan to / dining room leading to South facing, enclosed rear garden.

The first floor includes three well proportioned bedrooms, both with built-in storage, and spacious family bathroom suite comprising of shower enclosure with overhead shower and fully tiled walls. Other benefits include gas fired central heating, uPVC double glazed windows and detached garage.

The outside includes tarmac driveway, enclosed lawn and patio area. This family home has undergone recent renovations that now offer beautiful accommodation in a much sought after area, close to many local amenities. View now to fully appreciate this fine home.



Key Features

- Spacious Three Bedroom Semi-Detached Property
- Living Room With Feature Panelled Wall
- Open Plan Modern Kitchen/Dining Room
- Modern White Suite Family Bathroom
- Three Well-Proportioned Bedrooms One With Built-In Storage
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Enclosed Rear Garden, Detached Garage And Driveway For Multiple Cars
- Popular Location Just Off The Bangor Road Close To Local Amenities



Accommodation Comprises;

Entrance Hallway

Wood effect tiled flooring.

Living Room

12'11" x 13'9"

Wood laminate flooring.

Kitchen/Dining Room

19'4" x 11'1"

Modern range of high and low level units with laminate work surface, stainless sink unit with mixer tap, space for fridge freezer, breakfast bar, integrated appliances to include; oven and five ring electric hob with stainless steel extractor hood. Wood laminate flooring, part tiled walls, space for dining, recessed spotlights and patio doors to rear garden.

First Floor

Landing

Bedroom 1

12'9" x 8'4"

Double bedroom.

Bedroom 2

9'2" x 10'9"

Built in storage in eaves.

Bedroom 3

8'6" x 7'6"

Shower Room

White suite comprising tiled shower cubicle with overhead shower and glazed door, glass shower screen, pedestal wash hand basin with mixer tap, low flush wc, extractor fan, tiled walls and vinyl floor.

Garage

10'0" x 19'2"

Up and over door, plumbed for washing machine with power and light.

Store Room

10'0" x 11'1"

Power and light.

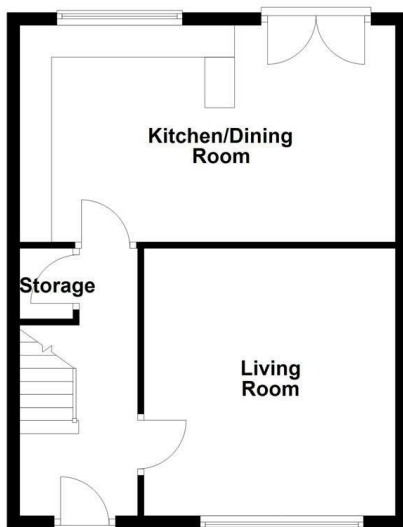
Outside

Front: Tarmac driveway for multiple vehicles, area in lawn and stone.
Rear: Paved patio area, brick walkway, area in lawn, area in stone, enclosed rear garden, South facing, outside tap and light.

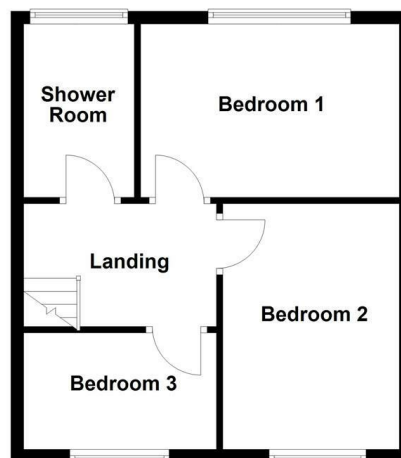




Ground Floor



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 misstatement. 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	32	
(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 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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