

Tim Martin
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**45 Talbot Street
Newtownards
BT23 4EG**

**Rent
£795 Per Month**

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SUMMARY

OPEN VIEWING, TUESDAY, 16TH SEPTEMBER 2025, 4-5PM - No need to book

A well-presented mid terrace property situated in this convenient location, close to Newtownards town centre.

The property is fitted with oil fired central heating, uPVC double glazing and is available immediately on an unfurnished basis. The accommodation comprises of a spacious lounge which is open through to a modern fitted kitchen with casual dining area. Upstairs, there are two well proportioned bedrooms and a bathroom, fitted with a modern white suite.

Outside, the property enjoys an enclosed rear yard with utility store and enclosed rear gardens which are laid out in lawn with a paved patio area.

Newtownards is a bustling town with a wealth of local amenities, excellent choice of schools, leisure centre and Ards Shopping centre. An excellent road network and public transport allows for a convenient commute into Belfast city centre.

RENT: £795.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £795.00

- OPEN VIEWING, TUESDAY, 16TH SEPTEMBER 2025, 4-5PM
- Well Presented Mid Terrace Property Situated in This Convenient Location
- Spacious Lounge
- Modern Fitted Kitchen with Casual Dining Area
- Two Well Proportioned Bedrooms
- Bathroom Fitted with A Modern White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Enclosed Rear Yard with Utility Store and Access to Enclosed Rear Gardens Laid Out in Lawn With Paved Patio Area
- Close To Newtownards Town Centre, Primary and Secondary Schools and Public Transport
- Convenient Commute to Belfast City Centre

Entrance Hall

Glazed upvc entrance door; tiled floor;

Lounge

11'8 x 10'7 (3.56m x 3.23m)

Inglenook style fireplace with slate hearth and electric stove style heater; wood laminate floor; tv aerial connection point; recessed spotlights; under stair storage; open through to:-

Kitchen

13'4 x 7'6 (4.06m x 2.29m)

Good range of modern high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer tap; integrated Whirlpool electric under oven with Whirlpool 4 ring ceramic hob; concealed extractor unit over; integrated fridge; formica worktops; tiled splashback; tiled floor; recessed spotlights; glazed upvc double doors to rear;

First Floor / Landing

Bedroom 1

10'7 x 10'1 (3.23m x 3.07m)

Recessed spotlights; telephone connection point;

Bedroom 2

9'3 x 7'8 (2.82m x 2.34m)

recessed spotlights;

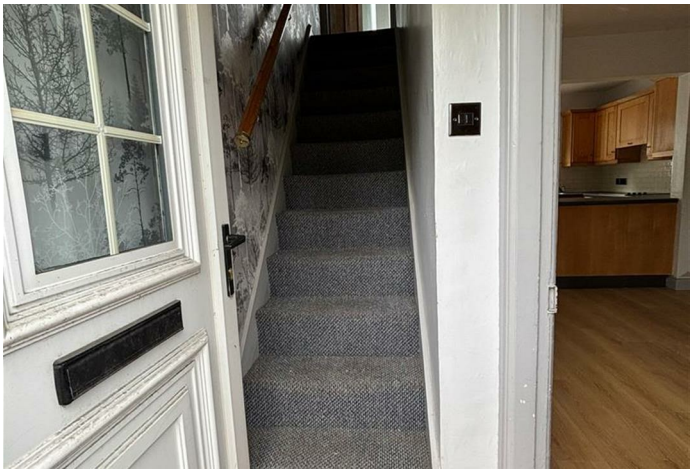
Bathroom

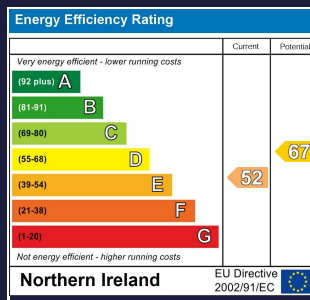
5'10 x 5'4 (1.78m x 1.63m)

Modern white suite comprising curved panelled bath with mixer tap; Triton electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with mixer tap; low flush wc; tiled walls and floor;

Outside

Decorative gravelled area with hedging to the front; enclosed rear concrete yard; boiler house with Worcestor oil fired boiler; Utility store with washing machine; double doors providing access to paved patio area and garden laid out in lawn; pvc oil storage tank; light and water tap;





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