

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**237 DONAGHADEE ROAD,
NEWTOWNARDS, BT23 7QG**

OFFERS AROUND £249,950



Located on the ever popular Donaghadee Road in Newtownards, this detached bungalow offers an exceptional opportunity for those looking to add significant value.

This generously proportioned home features three bedrooms, two reception rooms, a kitchen, utility room, and shower room. Additionally, the property benefits from an attached garage, lean-to and large outhouse, adding further potential. Situated on a private site, boasting generous off-street parking at the front and generous gardens to the side and rear extending to a field, approximately one acre in size.

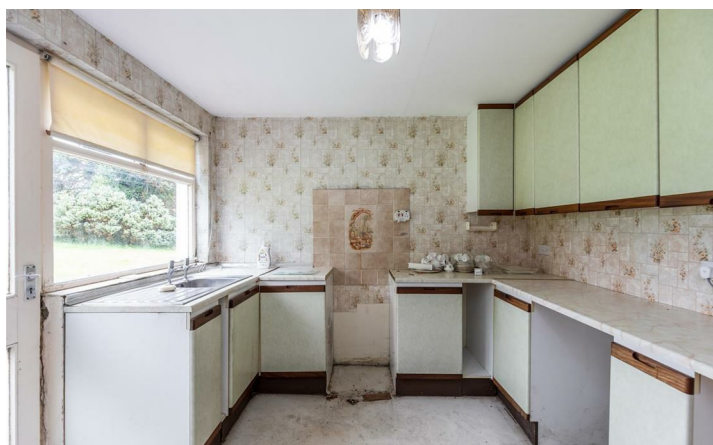
While the bungalow requires full modernisation, its flexible layout and prime location make it a compelling prospect for homeowners, developers, or investors looking to maximise future resale potential.

Opportunities like this are rare, early viewing is strongly advised to appreciate the full potential on offer.



Key Features

- Spacious Detached Bungalow In A Popular Location
- Fantastic Opportunity To Modernise To A High Standard
- Two Reception Rooms, One With Multi Fuel Stove
- Three Double Bedrooms, One With Dual Aspect Views
- Wrap Around Landscaped Gardens With Mature Plants, Shrubs And Trees
- Oil Fired Central Heating And Wooden Single Glazed Windows Throughout
- Convenient Location Close To A Range Of Local Shops And Amenities
- Ideal Property For Developers Or Investors Looking For A Project



Accommodation Comprises

Entrance Porch

4'9" x 4'7"

Tiled floor.

Living Room

11'10" x 14'9"

Multi fuel stove with wooden mantle and tiled hearth and surround.

Dining Room

13'5" x 14'11"

Electric fire place with steel mantle and hearth.

Kitchen

12'4" x 9'9"

Range of high and low level units, laminate worktops, part tiled walls, inset stainless steel sink with mixer tap, tiled walls, integrated fridge/freezer, space for oven, plumbed for washing machine and access to rear garden.

Utility Room

5'9" x 11'6"

Utility area with range of low level units, space for tumble dryer, stainless steel sink with mixer tap and access to outhouse.

Hallway

Access to hot press.

Bedroom 1

9'10" x 12'10"

Double room.

Bedroom 2

9'6" x 12'9"

Double room with dual aspect views.

Snug/Bedroom 3

9'11" x 14'10"

Shower Room

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

Garage

Oil storage tank.

Outhouse

25'11" x 8'9"

Shed

13'9" x 11'5"

Outside

Front: stone driveway with space for multiple vehicles, area in lawn, mature plants, shrubs, hedging, access to garage. Rear: area in lawn, mature plants, shrubs, hedging and trees.

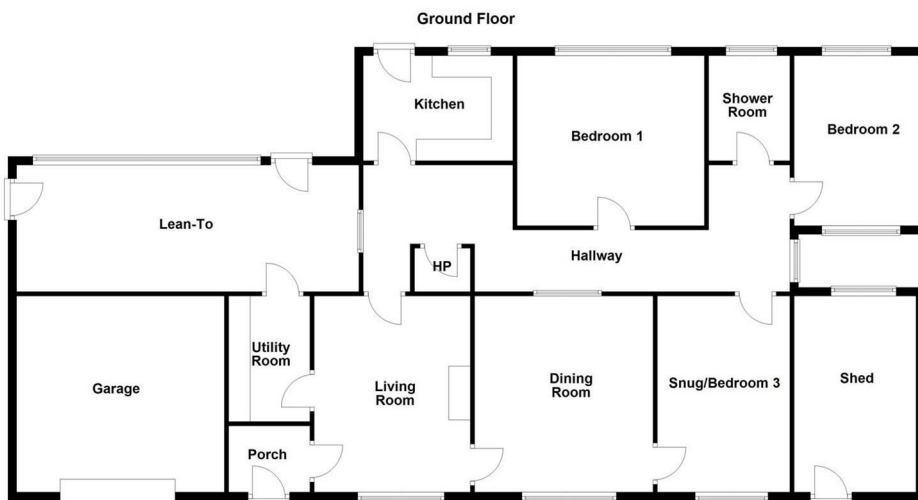
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	36	
(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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