



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**54 MARK STREET,
NEWTOWNARDS, COUNTY
DOWN, BT23 7HZ**

OFFERS AROUND £139,950



This well-presented three-bedroom semi-detached bungalow offers comfortable, easy living in a handy location close to local shops, services, and transport links.

Inside, the home has a bright, spacious living room with dual aspect windows that bring in plenty of natural light. An electric fireplace adds a cosy touch, making the space ideal for everyday living. The kitchen has a clean, modern finish with gloss units, integrated appliances, and practical vinyl flooring.

All three bedrooms are well-sized and versatile, whether you need space for family, guests, or a home office. The shower room has been updated with a modern corner shower and matching vinyl flooring for a neat, low-maintenance feel.

The property is fully double glazed with a gas central heating system in place. Outside, the south-facing rear garden offers a private spot to enjoy the sun, while the front garden is designed to be easy to maintain.

With its excellent location, modern finishes, and thoughtfully designed spaces, this bungalow presents a superb opportunity for anyone looking to downsize, invest, or simply enjoy single-storey living.



Key Features

- Three Bedroom Semi-Detached Bungalow With South Facing Garden
- Spacious Living Room With Electric Fireplace And Dual Aspect Views
- Modern Gloss Kitchen With Integrated Appliances And Vinyl Flooring
- Modern Shower Room With Corner Shower Cubicle And Vinyl Flooring
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Low Maintenance Gardens To Front And Rear, On Street Parking
- Convenient Location Close To A Range Of Local Shops And Amenities
- Early Viewing Is Highly Recommended



Accommodation Comprises:

Porch

4'09 x 4'06

Wood laminate floor.

Entrance Hallway

Wood laminate floor, built in storage.

Living Room

11'11 x 15'06

Wood laminate floor, electric fireplace with wooden mantle and hearth.

Kitchen

17'06 x 10'06

Modern range of high and low level gloss units, wood laminate worktops, inset sink unit with mixer tap, integrated appliances to include: oven, fridge/freezer, microwave, four ring electric hob and stainless steel extractor hood, part tiled walls, vinyl flooring, built in storage, space for informal dining and access to rear garden.

Bedroom 1

11'01 x 14'01

Double room, wood laminate floor, built in robes.

Bedroom 2

10'01 x 11'10

Double room, wood laminate floor.

Bedroom 3

7'08 x 10'01

Wood laminate floor.

Shower Room

Modern white suite comprising, shower enclosure with overhead shower, sliding glass doors, low flush w/c, vanity unit with mixer tap and storage, recessed spotlights, PVC walls and vinyl flooring.

Outside

Front & Side: Paved patio and walkway.
Rear: Enclosed South facing garden, tiled patio area, area in stone, space for shed, mature trees, outside tap and light.

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





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	89	
(69-80) C		
(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 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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