

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**30 ABBEYDALE AVENUE,
NEWTOWNARDS, BT23 8RT**

OFFERS AROUND £275,000

30 Abbeydale Avenue is a well-presented four bedroom detached home with integral garage, positioned within the popular Abbeydale Avenue development in Newtownards.

The property offers spacious and flexible accommodation, including a welcoming entrance hall, living room with multi-fuel burning stove, separate office, kitchen with dining space, generous utility room and downstairs shower room. Upstairs, there are four bedrooms, two with built-in storage, alongside a modern family bathroom.

Externally, the home benefits from a tarmac driveway, front garden in lawn and an enclosed rear garden with paved patio, lawn and raised decked entertaining area. Further benefits include uPVC double glazing and oil fired central heating, making this an excellent family home in a sought-after residential location.



Key Features

- Four bed detached home with integral garage in the popular Abbeydale Avenue
- Large kitchen, plumbed for appliances and open into utility room.
- Enclosed rear garden with paved patio, area in lawn and raised decked entertainment area
- uPVC double glazed windows and oil fired central heating
- Bright living room with multi-fuel burning stove and separate lounge
- Four well-proportioned bedrooms including principal bedroom with built in robes and storage
- Separate utility room with additional storage and convenient ground floor shower room
- Early viewing highly recommended!



Accommodation

Comprises:

Entrance Hall

Solid wood floor and under staircase storage.

Living Room

11'09 x 17'08

Multi-fuel burning stove and solid wood floor and recessed spotlights.

Study/Snug

8 x 11'07

Solid wood floor.

Kitchen/Dining Room

14'02 x 9'03

Range of high and low level units, laminate worktops with matching upstand, stainless steel sink unit with mixer tap and drainer, space for range cooker, stainless steel extractor hood, plumbed for dishwasher, built in microwave, recessed spotlighting, partly tiled walls, tiled flooring and space for dining.

Utility Room

7'10 x 13'06

Range of high and low level units, laminate worktops with matching upstand, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer and fridge/freezer, recessed spotlighting, partly tiled walls, tiled flooring and wine rack.

Downstairs Shower Room

White suite comprising tiled shower cubicle with built-in shower and rainfall shower head, low flush wc, vanity unit with mixer tap and storage, tiled splashback, tiled floor, extractor fan, recessed spotlights.

First Floor

Landing

Access to roofspace via slingsby ladder and access to hot press.

Bedroom 1

10'09 x 12'06

Double room with wood laminate floor, built in robes and storage.

Bedroom 2

11'11 x 9'07

Double room with wood laminate floor, built in storage.

Bedroom 3

7'08 x 9'06

Wood laminate floor.

Bedroom 4

8'05 x 8

Wood laminate floor.

Bathroom

White suite comprising tiled panelled bath with mixer tap and overhead built-in shower and rainfall shower head, low flush wc, vanity unit with mixer tap and storage, tiled splashback, chrome wall mounted radiator, tiled floor, extractor fan, recessed spotlights.

Integral Garage

11'11 x 15

Power and light with roller shutter door.

Outside

Front tarmac driveway and walkway to front door, area in lawn and boundary fence.

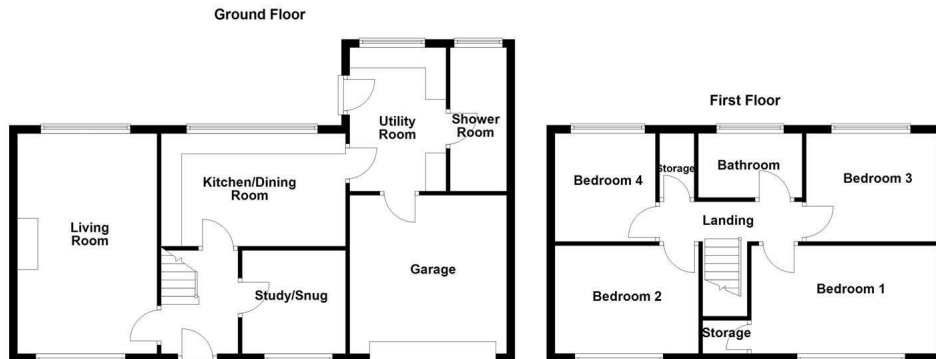
Rear garden in lawn, paved patio area, South facing, outside tap, outside light, space for shed, raised decked entertainment area and boundary fence.











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

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.

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