

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertyales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 SHIMNA CLOSE,
NEWTOWNARDS, BT23 4PE**

OFFERS OVER £124,950



Situated in Shimna Close of Newtownards, this charming home is situated in a quiet cul de sac, and boasts a prime location within walking distance to schools, shops, and all amenities, ensuring convenience at your doorstep.

Upon entering, you'll be greeted by a well-maintained interior that exudes a sense of space and comfort. The two reception areas, each featuring inviting electric fireplaces, provide the perfect setting for cosy evenings.

This property comprises three double bedrooms, two of which benefit from built-in wardrobes, offering ample storage space for your belongings. The property also features tarmac driveway and garden to rear, with views of Scrabo Tower.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this house caters to a variety of needs. Don't miss the chance to make this property your own and experience the best of Newtownards living.



Key Features

- Spacious Mid Terraced Home In A Quiet Residential Area Of Newtownards
- Three Double Bedrooms, Two With Built In Wardrobes
- Two Reception Areas, Both With Electric Fireplaces
- Kitchen With A Good Range Of Units And Integrated Appliances
- Tarmac Driveway To Front- Lawn And Seating Areas To Rear
- Modern Shower Room With White Suite
- Fantastic Storage Throughout And Maintained To A Good Standard
- Perfect As A First Time Buy Or As An Investment Property



Accommodation Comprises:

Entrance Hall

Under stair storage.

Living Room

12'1 x 14'2

Tiled floor, electric fireplace, marble mantle, surround and hearth, sliding patio doors to enclosed rear garden.

Living/Dining Room

10'05 x 14'09

Bay window and wall mounted electric fireplace.

Kitchen

10'05 x 7'11

Range of high and low level units, laminate work surfaces, integrated appliances to include; under worktop fridge/freezer, washing machine, dishwasher, oven, 4 ring electric hob, stainless steel extractor hood, inset stainless steel sink with mixer tap, part tiled walls, vinyl flooring, door to rear garden.

First Floor

Landing

Access to roof space via slingsby ladder, hot press and built in storage.

Bedroom 1

8'10 x 14'00

Double room with built in storage.

Bedroom 2

10'10 x 10'10

Double room with built in storage.

Bedroom 3

12'11 x 9'10

Double room.

Shower Room

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, tiled walls, shower enclosure with over head shower and sliding glass doors, wood laminate flooring and extractor fan.

Outside

Front; Tarmac driveway and paved walkway.

Rear; Area in lawn, enclosed, boiler house with space for tumble dryer, paved seating area, outside tap, outside light, bin access.

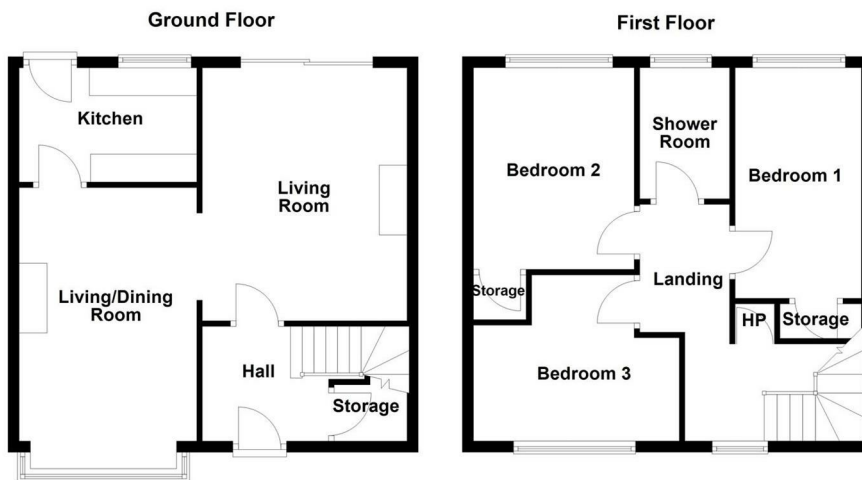
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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		
(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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