

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 TULLYNAGARDY AVENUE,  
NEWTOWNARDS, BT23 4ZE**

**OFFERS AROUND £259,950**

The Tullynagardy development in Newtownards is well known for its stylish, spacious homes and this property is no exception. Circa 1750 sq ft, with spacious accommodation over two floors, this property will appeal to a wide range of viewers due to its location, size and overall finish.

On entering the home, there is a beautiful wood effect tiled floor which is carried throughout all ground floor rooms. There is a modern guest wc accessed off the hallway with a large reception room and kitchen/ dining room positioned either side of the house. The living room offers dual aspect views, gas fire, and surround sound system. The luxury kitchen has a fantastic range of units with granite work surfaces, a range of integrated appliances, access to under stair storage, and patio doors to the rear garden.

The first floor has three good sized bedrooms, master with ensuite shower room and built in robes. The family bathroom has a modern white suite and there is also additional storage on this level access via the landing.

Externally to the front, there is a tarmac driveway for up to three cars, landscaped areas and lawn. The rear garden is also beautifully landscaped with entertaining areas, paved section and has a large detached garage with tiled floor and utility area. View now to avoid disappointment.



## Key Features

- Beautifully Presented Semi-Detached Home In The Sought After Tullynagardy Development
- Luxury Kitchen With An Excellent Range Of Integrated Appliances, Dining Area And Snug
- Two Further Bedrooms On the First Floor Along With A Modern Family Bathroom Suite
- Landscaped Gardens To Front & Rear, Detached Garage & Parking For Multiple Vehicles
- Large Living Room With Dual Aspect Bay Windows, Gas Fire, And Wood Effect Tile Flooring
- Master Bedroom With Built In Robes, Dual Aspect Views, And Ensuite Shower Room
- Ground Floor WC, Gas Fired Central Heating System & uPVC Double Glazed Windows
- Fantastic Location Close To Newtownards Town, Local Amenities And Main Arterial Routes



### Accommodation

#### Comprises:

##### Entrance Hall

Wood effect tile flooring.

##### Ground Floor Guest W.C

White suite comprising low flush wc, semi pedestal wash hand basin with mixer tap and tiled splashback, wood effect tile flooring.

##### Living Room

17'8" x 24'11" (at widest points)

Dual aspect bay windows, wood effect tile flooring, surround sound system, gas fireplace with stone surround and tiled hearth.

##### Kitchen/Dining

##### Room/Snug

16'3" x 20'8" (at widest point)

Modern range of high and low level units with granite work surfaces, built in drainer stainless steel sink unit with mixer tap, integrated appliances to include; fridge freezer, oven, four ring gas hob, stainless steel extractor fan and dishwasher, partly tiled walls, wood effect tile flooring, breakfast bar with seating and storage, recessed spotlighting, patio doors to enclosed rear garden.

##### First Floor

##### Landing

Built in storage.

##### Bedroom 1

12'4" x 22'8"

Double room with dual aspect views and built-in robes.

##### En-Suite Shower Room

White suite comprising walk in shower enclosure with overhead shower and sliding glass doors, low flush wc, semi pedestal wash hand basin with mixer tap, recessed spotlighting, extractor fan and tiled floor.

##### Bedroom 2

12'4" x 9'9"

Double room.

##### Bedroom 3

9'2" x 10'6"

Double room with dual aspect views.

##### Bathroom

White suite comprising panelled bath with overhead shower and glass shower screen, low flush wc, semi pedestal wash hand basin with mixer tap, recessed spotlighting, extractor fan and tiled floor.

##### Garage

10'10" x 24'9"

Large garage, roller shutter door, wood effect tile flooring, utility area with range of low level units, plumbed for washing machine, space for tumble dryer, stainless steel sink with mixer tap.

##### Outside



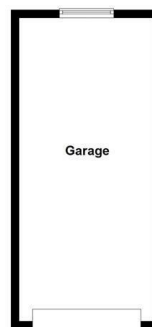
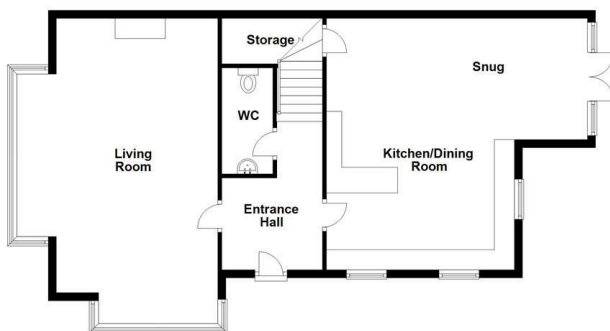




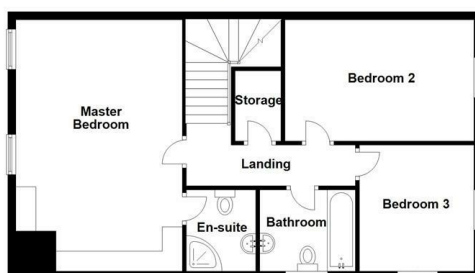




Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | 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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