

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

**028 91811444**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 GALLA WAY, NEWTOWNARDS,  
BT23 4JR**

**OFFERS OVER £259,950**





Located in a popular residential area this three bedroom detached chalet bungalow is a short distance from Newtownards Town Centre, local amenities, schools and main arterial routes to Bangor, Belfast and further afield. The property offers adaptable accommodation currently set out as three generous bedrooms, two bright reception rooms, a large integrated garage, and mature, well-maintained gardens.

The property offers a flexible living space with open plan kitchen/dining room, kitchen plumbed for a range of appliances, with views of Newtownards and Strangford Lough, snug/downstairs bedroom, modern family shower room comprising of white suite and separate w/c. On the first floor, there are two bedrooms with an en-suite.

The property has oil fired central heating and PVC double glazed windows. Externally, there are mature gardens to the front and rear of the property, furthermore there is a off street parking available.

Early viewing is recommended, so too not miss out on a great property.



## Key Features

- Fantastic Detached Chalet Bungalow In A Quiet Cul-De-Sac Location
- Spacious Living Room With Open Fireplace & Separate Snug Area
- Adaptable Accommodation With 3 Bedrooms And 2 Reception Rooms
- Kitchen With A Range Of Units & Integrated Appliances Leading To Large Garage
- Oil Fired Central Heating And PVC Double Glazed Windows
- Downstairs Master Bedroom With Modern Downstairs Shower Room & First Floor En-Suite
- Large Garage With Off-Street Parking
- Early Viewing Is Highly Recommended For This Beautiful Home



### Accommodation Comprises;

#### Entrance Hallway

Solid wooden floor.

#### Living Room

12'6" x 16'10"

Solid wooden floor, open fireplace with wood mantle and tiled hearth.

#### Dining Room

10'9" x 11'3"

Solid wooden floor and access to rear garden.

#### Kitchen

9'10" x 13'9"

Range of high and low level units with laminate worktops, stainless steel inset sink unit with mixer taps and drainer, integrated appliances to include; four ring electric hob, oven, fridge/freezer and stainless steel extractor fan, plumbed for washing machine, solid wooden floor, velux window and access to garage.

#### Bedroom 1

10'9" x 16'2"

Double bedroom, dual aspect windows and built in robes.

#### Snug/Bedroom 4

10'11" x 10'11"

Solid wooden floor.

### Shower Room

Modern white suite comprising shower enclosure with sliding glass doors and over head electric shower, low flush wc, vanity unit with mixer tap and storage, recessed spotlights, extractor fan, tiled walls and floor.

### First Floor

#### Landing

Built in storage.

#### Bedroom 2

11'7" (at widest point) x 11'9"

Velux window.

#### Bedroom 3

10'10" x 12'8"

Double bedroom, Velux window and dual aspect windows.

### Ensuite

Modern white suite comprising shower enclosure with sliding glass doors and over head rainfall shower, low flush wc, vanity unit with mixer tap and storage, recessed spotlights, extractor fan, tiled walls and floor.

### Garage

10'6" x 20'3"

Power and light with roller shutter door.

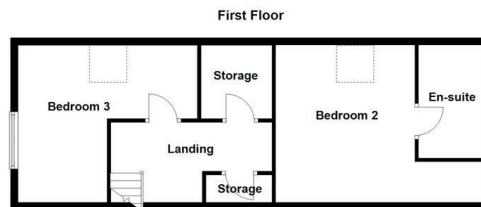
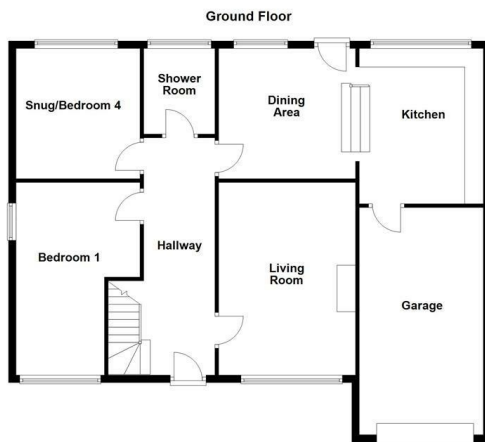
### Outside

Front - Tarmac driveway with space for off street parking, area in lawn, raised decked entertainment area with views of Newtownards.

Rear - Fully enclosed, area of lawn, shed, greenhouse, brick patio area, mature shrubs and hedging, outside tap and light.







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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