

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

**028 91811444**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 PENRRHYN PARK,  
NEWTOWNARDS, BT23 8JW**

**OFFERS AROUND £164,950**





Located off the Donaghadee Road, this three bedroom semi-detached property is a short distance from Newtownards Town Centre. Easily accessible to local amenities, schools and main arterial routes to Bangor, Belfast and the Peninsula.

The property offers bright entrance hall, spacious living room with electric fireplace and open plan kitchen/dining. On the first floor there are three bedrooms, one with built in storage, family shower room comprising of white suite and built in storage on the landing. Additionally, the property has oil fired central heating and double glazed windows.

Externally, there is a tarmac driveway to the front of the property with space for multiple vehicles and enclosed garden to the rear of the property. This property appeals to a wide variety of potential clients from first time buyers, to downsizers and investors. Early viewing is recommended.



## Key Features

- Spacious Three Bedroom Semi-Detached Property
- Large Living Room With Feature Electric Fireplace
- Kitchen Plumbed And With Space For Appliances
- Three Bedrooms, One With Built In Storage
- Family Shower Room Comprising Of White Suite
- Oil Fired Central Heating And Double Glazing
- Tarmac Driveway And Enclosed Rear Garden
- Located In A Popular Residential Area, Close To Amenities And Main Arterial Routes



### Accommodation Comprises:

#### Entrance Hallway

#### Living Room

10'2" x 15'3"

Electric fireplace with wooden mantle with tiled surround and hearth.

#### Kitchen

9'4" x 16'4"

Range of high and low level units, laminate work surfaces, stainless steel sink with mixer tap, four ring electric hob, integrated under oven, concealed extractor fan, wood laminate floor, part tiled walls, recessed spotlights, panelled ceiling, housing for fridge/freezer, plumbed for washing machine, space for informal dining, back door to enclosed rear garden.

#### First Floor

#### Landing

Access to hot press.

#### Bedroom 1

9'7" x 12'8"

Double room.

#### Bedroom 2

8'7" x 12'4"

Double room.

#### Bedroom 3

7'6" x 8'10"

Built in storage.

#### Shower Room

White suite comprising shower enclosure with overhead electric shower and sliding glass shower doors, vanity unit with mixer tap and storage, low flush w/c, tiled floor, fully tiled walls, panelled ceiling.

#### Outside

Front - Area in lawn, tarmac driveway with space for multiple vehicles, mature hedging.

Rear - Enclosed garden, area in lawn, paved areas, space for shed, mature hedging and plants, oil storage tank, 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.

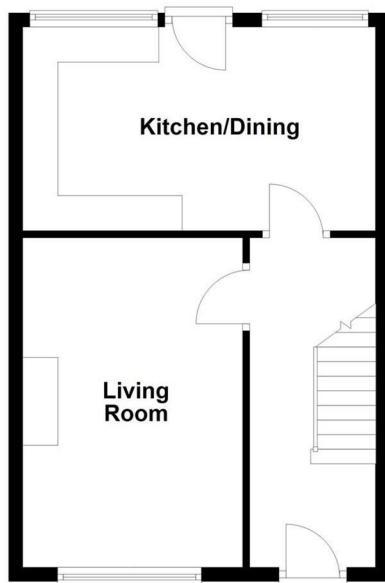
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



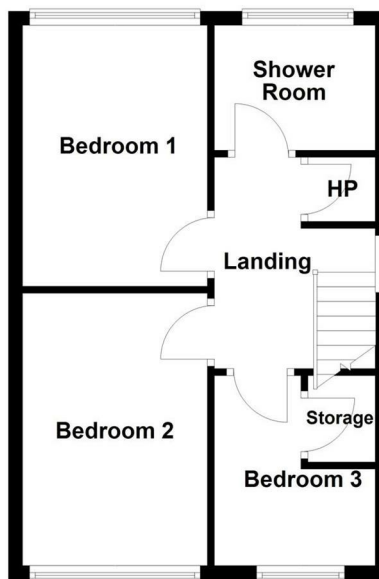




**Ground Floor**



**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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