

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 TALBOT STREET,
NEWTOWNARDS, BT23 4EG**

ASKING PRICE £109,950



Located on the highly desirable Talbot Street, this deceptively spacious terrace house offers the perfect blend of comfort and convenience, all within walking distance to Newtownards town centre and its wide range of amenities. An ideal home for those seeking a comfortable and practical living space.

The bright and welcoming entrance hall leads to a living room and dining area, creating a perfect flow throughout the ground floor. The dining area features a fireplace with an attractive surround. The kitchen is well-equipped with an extensive range of units, laminate worktops, with easy access to the rear yard.

Upstairs, you'll find two generously sized bedrooms, and a family bathroom. Additional benefits of this lovely home include oil-fired central heating and uPVC double glazing throughout, ensuring year-round comfort.

Outside, the rear garden is a real highlight, offering ample space with an area in lawn and enclosed yard.



Key Features

- A Well Presented Two Bedroom Mid Terrace Property
- Separate Living Room And Dining Room Areas
- Fitted Kitchen Plumbed For Appliances And Laminate Flooring
- White Bathroom Suite With Panelled Bath And Partly Tiled Walls
- Enclosed Rear Yard And Separate Large Rear Garden In Lawn
- Oil Fired Central Heating System And uPVC Double Glazing
- Perfect For First Time Buyers Or Investors!
- Chain Free, View Now To Avoid Disappointment!



Accommodation Comprises:

Porch

3'1" x 4'5"

Ceramic tile flooring.

Entrance Hall

Living Room

12'1" x 9'8"

Fireplace with steel mantle and tiled hearth.

Dining Room

12'1" x 10'3"

Fireplace with tiled mantle and hearth.

Kitchen

7'4" x 11'0"

Range of high and low level units, laminate work surfaces, inset stainless steel sink unit with mixer tap, part tiled walls, stainless steel extractor hood, built-in under oven, four ring electric hob, plumbed for washing machine, built-in under counter fridge, laminate flooring, under staircase storage and patio doors to rear.

First Floor

Landing

Access to hot press and roofspace.

Bedroom 1

14'10" x 9'8"

Double room with fireplace with wood mantle and tiled surround.

Bedroom 2

8'11" x 10'2"

Fireplace with wood mantle and tiled surround.

Bathroom

White suite comprising panelled bath with mixer tap, electric shower, pedestal wash hand basin with mixer tap and tile splashback, low flush w.c., extractor fan and partly tiled walls.

Outside

Enclosed rear yard with access to garden in lawn.

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.

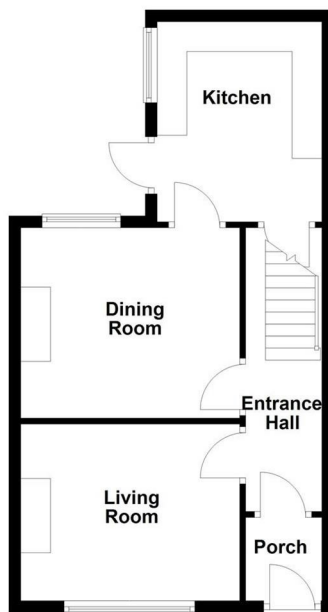
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

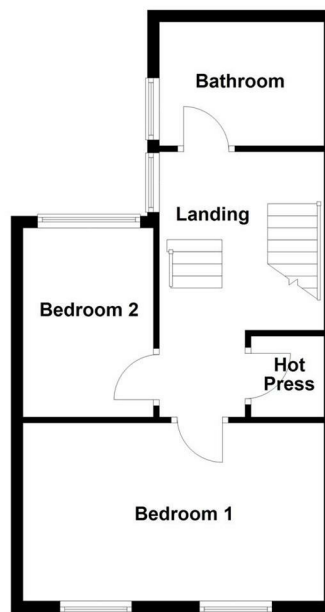




Ground Floor



First Floor



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	46	80
		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark