

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

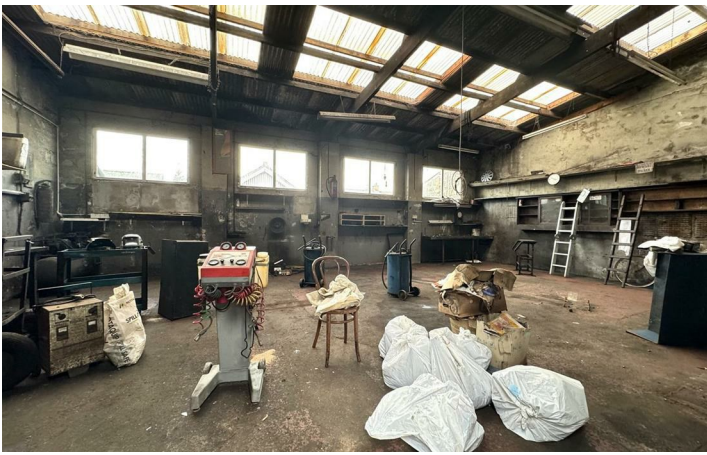
NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 MOVILLA STREET,  
NEWTOWNARDS, BT23 7JG**

**OFFERS AROUND £140,000**





A prime location for your next home and commercial venture! This property is a fantastic opportunity for those in need of a workshop or garage space, ideally suited for a mechanic or similar trade.

Situated in a bustling area, this house and commercial property boasts a spacious living room, kitchen, four bedrooms and bathroom with also a convenient yard for outdoor work or storage, and ample storage space for all your tools and equipment.

Whether you're looking to start a new business or expand an existing one, this property offers great potential for growth and success. Don't miss out on the chance to make this space your own and watch your business thrive.





## Key Features

- Four Bedroom Home With Detached Commercial Garage
- Ideally Located In Newtownards Town Centre
- Enclosed Yard With Roller Door And Space For A Number Of Vehicles
- Ideal Premises For Anyone In The Car Industry Or Similar
- In Need Of Refurbishment
- No Onward Chain
- CASH OFFERS ONLY

### Accommodation Comprises:

#### Porch

#### Living Room

12'8" x 15'1"

#### Kitchen

14'2" x 7'10"

#### Lounge

9'10" x 10'7"

#### First Floor

#### Landing

#### Bedroom 1

14'2" x 12'4"

#### Bedroom 2

8'8" x 11'9"

#### Bedroom 3

8'2" x 10'7"

#### Bathroom

#### Commercial Garage

23'11" x 32'5"

### Yard

Paved yard area, outside W.C, space for storage.

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)



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>	<b>13</b>	<b>77</b>
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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ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

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028 9756 1155

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028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

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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



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