

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 LENAMORE PARK,
NEWTOWNARDS, BT23 8NL**

OFFERS AROUND £134,950



An excellent end terrace property in the popular Lenamore Park, close to many local amenities and offering deceptively spacious accommodation.

The ground floor comprises of a generous living room, and bright and spacious kitchen. The kitchen opens to a utility room, and dining area. The first floor includes three good sized bedrooms, and family bathroom with white suite and fully tiled walls.

Further benefits include oil fired central heating and uPVC double glazed windows. Outside there is a mature front garden with paving, and enclosed rear patio area. An ideal property for families, first time buyers or investors alike. Close to many amenities and presented to an excellent standard, view now to avoid disappointment.

Key Features

- A Modern And Well Presented End-Terraced Property
- Bright And Spacious Living Room With Wood Laminate Floor
- Kitchen With A Range Of Units And Space for Dining
- Three Well Proportioned Bedrooms, All With Built In Storage
- Family Bathroom Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Enclosed Front And Rear Garden
- Early Viewing Is Highly Recommended To Avoid Disappointment



Accommodation Comprises:

Entrance Hall

Wood laminate floor.

Living Room

11'7" x 13'10"

Wood laminate floor, fireplace with wooden mantle, tiled hearth and access to side garden.

Kitchen

8'2" x 8'5"

Range of high and low level units, laminate worktops, stainless steel sink unit with mixer tap, 4 ring electric hob, concealed extractor hood, built-in oven, plumbed for washing machine, integrated fridge freezer, tiled flooring, part tiled walls and access to rear garden.

Dining Room

14'0" x 6'9"

Wood laminate floor.

Utility Room

6'2" x 6'10"

Access to rear garden.

First Floor

Landing

Access to hot press.

Bedroom 1

13'10" x 8'9"

Double room, wood laminate floor and built in storage.

Bedroom 2

8'2" x 13'10"

Double room, wood laminate floor and dual aspect views.

Bedroom 3

6'1" x 11'3"

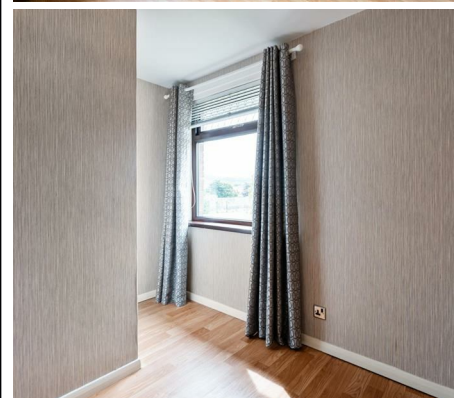
Wood laminate floor.

Bathroom

White suite comprising low flush w.c., vanity unit with mixer tap and storage, panelled bath with overhead handheld shower, laminate flooring.

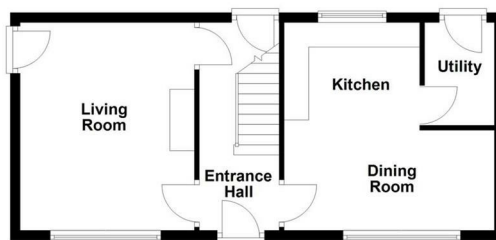
Outside

Front: paved walkways, patio area, enclosed garden, mature plants and shrubs.
Rear: boiler house, outside tap, outside light.

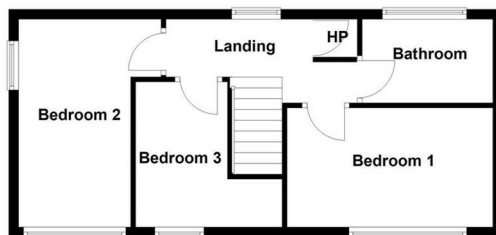




Ground Floor



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		
		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.

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