

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 FALCON AVENUE,
NEWTOWNARDS, BT23 4GE**

OFFERS AROUND £349,950

This beautifully renovated bungalow is located just off Mountain Road in Newtownards, one of the area's most sought-after locations. Finished to a high standard throughout, the property offers flexible accommodation with the option of a home office, playroom, or third bedroom.

On arrival, you're welcomed by a wide entrance hall with a storage cupboard, solid oak flooring, and an abundance of natural light that sets the tone for the rest of the home. The formal living room is a bright, dual-aspect space featuring a multi-fuel stove, perfect for creating a warm, inviting atmosphere.

There are two generously sized double bedrooms, along with a third versatile room ideal as an office or playroom, conveniently located just off the kitchen. The family bathroom is fitted with a white suite, freestanding bath, and vanity unit, all finished to the same exceptional standard seen throughout the property.

The modern kitchen boasts an excellent range of units, integrated appliances, wood laminate work surfaces, and solid oak flooring. Open to the sunroom, which is currently used as a family room, it creates a wonderful hub of the home with plenty of space for both dining and relaxation.

Situated close to Newtownards town centre and main transport routes, the location is as practical as it is desirable. Residents can enjoy a wealth of local amenities, including independent shops, cafés, restaurants, schools, leisure facilities, and a shopping centre.

Early viewing is highly recommended!



Key Features

- Recently Renovated Detached Three Bedroom Bungalow In The Popular Falcon Avenue
- Modern Kitchen With Integrated Appliances Open To Sunroom
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Shops And Amenities
- Spacious Living Room With Feature Multi-Fuel Stove And Dual Aspect Views
- Three Bedrooms, Master With Modern En-Suite
- Large Tarmac Driveway And Landscaped, South-Facing Rear Garden
- Early Viewing Is Highly Recommended For This Beautiful Home



Accommodation

Comprises:

Entrance Porch

5'10" x 5'2"

Tiled floor.

Entrance Hall

Solid Oak flooring, built in storage, access to hot press and access to roof space via slingsby ladder.

Living Room

12'10" x 19'10"

Solid wooden floor, multi-fuel burning stove with wooden mantle and tiled hearth, dual aspect windows and recessed spotlights.

Kitchen

12'10" x 11'8"

Modern range of high and low level wood laminate work surface, excellent range of drawer units, inset stainless sink unit with mixer tap and drainer, integrated appliances to include; fridge freezer, dishwasher, stainless steel extractor fan and washing machine, space for range cooker, larder unit, recessed spotlights, solid oak floor.

Open to:

Sunroom

12'10" x 11'0"

Solid oak flooring and patio doors to enclosed rear garden.

Bedroom 1

11'11" x 11'11"

Double room and solid wooden floor.

En-Suite

White suite comprising shower enclosure with over head rainfall and folding glass door, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, solid wooden floor and extractor fan.

Bedroom 2

11'11" x 10'10"

Double room and solid wooden floor.

Bedroom 3

8'2" x 9'6"

Solid wooden floor.

Bathroom

White suite comprising free standing bath with mixer tap and hand held shower attachment, low flush wc, shower enclosure with overhead rainfall shower and sliding glass doors, vanity unit with storage and mixer tap and tiled splashback, wood effect tiled floor, recessed spotlights and extractor fan.

Outside

Front & Side; Large tarmac driveway for multiple vehicles, area in lawn, paved pathway, mature plants and shrubs. Rear; Enclosed South facing rear garden, paved pathway, patio entertainment area, raised decked entertainment area, pergola, oil tank, boiler house, outside tap and light, mature hedging, shrubs and plants.











Ground 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	63	76
		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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