

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**TOWERVIEW HOUSE, 89
BANGOR ROAD,**

OFFERS OVER £349,950

Located on the Bangor Road in the charming market town of Newtownards, this delightful detached house offers a perfect blend of space and convenience. Built in the 1970s, this property spans an impressive 2,000 square feet, making it an ideal family home.

As you step inside, you will be greeted by three generously sized reception rooms, providing ample space for both relaxation and entertaining. The large kitchen, complemented by a separate utility room, is perfect for those who enjoy cooking and hosting gatherings. The ground floor also features a convenient guest WC, ensuring comfort for both residents and visitors alike.

The first floor boasts four spacious double bedrooms, allowing for plenty of personal space for family members or guests. Additionally, there are well-appointed bathroom facilities, including a family bathroom and a separate WC, catering to the needs of a busy household.

The property is set in a convenient location, within walking distance to the town centre, and offers easy access to major routes leading to Bangor and Belfast. This makes it an excellent choice for those who appreciate both tranquillity and accessibility.

Outside, the enclosed rear garden provides a private retreat, perfect for outdoor activities or simply enjoying the fresh air. The large parking area adds to the practicality of this home, accommodating multiple vehicles with ease.

This deceptively spacious family home is a rare find in Newtownards, and we highly recommend scheduling a viewing to fully appreciate all that it has to offer. Don't miss the opportunity to make this wonderful property your own.



Key Features

- Deceptively Spacious Family Home On A Private Site
- Four Double Bedrooms
- Close To Both Newtownards Town Centre And The Arterial Routes To Bangor And Belfast
- Oil Fired Central Heating And uPVC Windows
- Three Reception Rooms, Including A Bright Conservatory
- Enclosed Rear Garden With Seating Areas And Large Parking Bay
- Modern Family Kitchen With Island
- Early Viewing Recommended



Accommodation Comprises:

Entrance Porch

Tile flooring, glazed door to:

Entrance Hall

Ceramic tile flooring.

Living Room

15'0 x 12'1

Ornate cornice ceiling, feature fireplace with sandstone hearth and ceramic fire inset, wood flooring.

Conservatory

14'1 x 12'6

Ceramic tile flooring

Dining Room

15'0 x 13'1

Brick fireplace, tiled hearth, wood flooring.

Cloakroom

White suite with wc, wash hand basin, part tiled walls, tiled floor.

Kitchen

14'5 x 11'1

Extensive range of high and low level units, laminate work surfaces, 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, integrated split level stainless steel oven, integrated four ring ceramic hob, stainless steel extractor fan, integrated dishwasher, plumbed for ice dispensing fridge/freezer, concealed low voltage spotlights, island with laminate work surfaces, part tiled walls, ceramic tile flooring, recessed spotlights, storage cupboard.

Utility Room

11.1 x 8

Tiled floor, double doors to garden, space for washing machine, space for tumble dryer.

Garden Room

11.6 x 11.8

Laminate floor, door to back garden.

Wet Room

White suite comprising wc, wash hand basin with mixer tap, walk in shower, part tiled walls.

First Floor

Landing

Bedroom 1

14'11 x 12'10

Double bedroom.

Bedroom 2

15'0 x 13'0

Double bedroom.

Bedroom 3

12'1 x 9'11

Double bedroom.

Bedroom 4

12'0 x 9'7

Double bedroom.

Bathroom

Coloured suite comprising sunken bath with tiled surround, separate built-in fully tiled shower cubicle with Aqualisa shower unit, wash hand basin in vanity unit with mixer taps, shelved hotpress, storage cupboard, part tiled walls.

Separate WC

Low flush wc, fully tiled walls, tiled floor.

Outside

Large tarmac driveway to front with parking, additional parking to rear for multiple vehicles, private and easily maintained rear gardens in lawn, areas in stone, decked areas, barbeque area, potting shed, dog run, outside tap, outside light, outside double plug socket, uPVC oil tank.

Garage

11.1 x 8

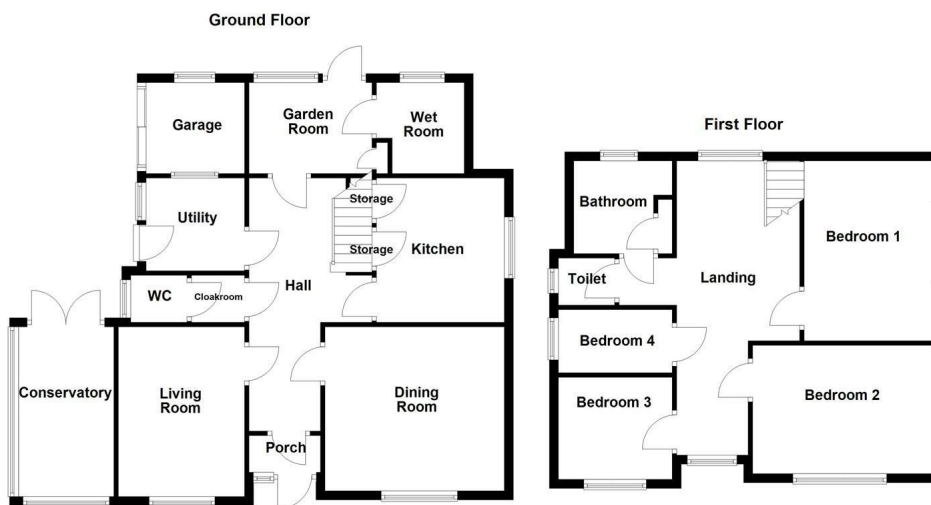
Power and light.











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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ANDERSONSTOWN
028 9060 5200

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028 9047 1515

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028 9064 1264

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NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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