

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**23 VALETTA PARK,
NEWTOWNARDS, BT23 4RL**

ASKING PRICE £89,950



Located in the Valetta Park area of Newtownards, this end-terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property is conveniently located on the outskirts of Newtownards, providing easy access to the main arterial routes leading to Belfast, making it an ideal choice for commuters.

This spacious home boasts four well-proportioned bedrooms, three of which feature built-in wardrobes, offering ample storage space. Notably, one of the bedrooms is conveniently situated on the ground floor, providing flexibility for various living arrangements. The large living room flows seamlessly into a modern kitchen, creating a welcoming space for family gatherings and entertaining guests. The family bathroom is fitted with a contemporary white suite, ensuring comfort and style.

Outside, the property is complemented by gardens to the front, side, and rear, providing a delightful outdoor space for relaxation and recreation. Additionally, there are three outbuildings, which can be utilised for storage or as workshops, and a driveway at the rear, offering convenient off-street parking.

This property is not only a lovely family home, but also a promising investment opportunity in a sought-after location. With its blend of space, modern amenities, and potential for personalisation, this house is sure to attract interest. Do not miss the chance to make this great property your own.

Key Features

- Deceptively Spacious End Terrace Home On The Outskirts Of Newtownards
- Suitable As A First Time Buy Or Buy To Let Investment Property
- Large Living Room Through To A Modern Fitted Kitchen
- Four Bedrooms Across Two Floors, Three With Built-In Wardrobes
- Gas Fired Central Heating System & uPVC Double Glazing
- Gardens To Front, Side And Rear With Driveway And Outbuildings
- Close To Newtownards Town Centre And Main Arterial Routes To Belfast
- Viewing Is Recommended For This Great Investment Property



Accommodation Comprises:

Entrance Hall

Composite front door, wood laminate flooring.

Living Room

19'4" x 11'1"

Wood laminate flooring, glazed door to kitchen.

Kitchen

12'1" x 11'1"

Range of high and low level units, laminate work surfaces, integrated oven and four ring hob, integrated stainless steel extractor fan and hood, single circular stainless steel sink with mixer tap, plumbed for dishwasher, space for fridge/freezer, part tiled walls, tiled flooring, under stair storage, door to rear hall and rear garden.

Bedroom 4/ Reception

7'10" x 8'10"

Wood laminate flooring.

First Floor

Landing

Wood laminate flooring, recessed spotlighting, access to roof space.

Bedroom 1

11'9" x 8'10"

Vinyl flooring, built in robes.

Bedroom 2

10'5" x 9'2"

Wood laminate flooring, built in robes.

Bedroom 3

9'6" x 8'10"

Wood laminate flooring, built in robes.

Bathroom

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, panelled bath with glazed screen, hotpress with storage, wood flooring, recessed spotlighting.

Outside

Front: paved walkway, area in lawn, mature hedging.

Side and Rear: Areas in lawn, three sheds, rear access to driveway.

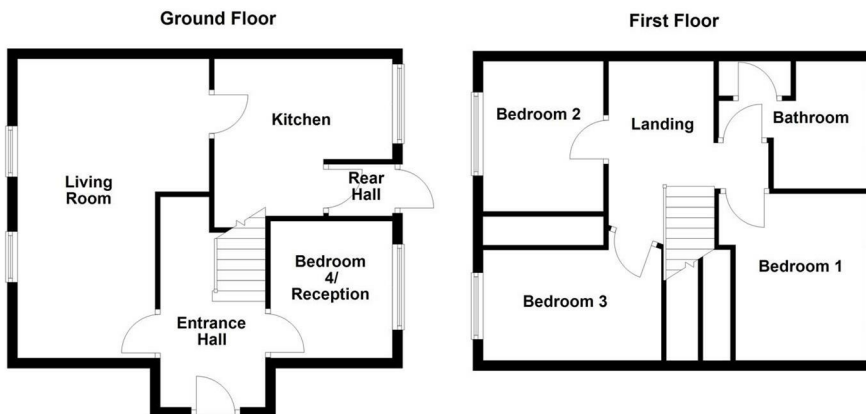
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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





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.

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