

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 EAST STREET COURT,
NEWTOWNARDS, COUNTY**

OFFERS AROUND £124,950



Located in a quiet residential area just a short walk from Newtownards town centre, this two bedroom property offers a private site with low-maintenance living in a highly convenient setting.

The well-presented accommodation comprises an open plan living and dining area, a modern kitchen with a range of units and appliances, a ground floor guest toilet suite, two generously sized bedrooms on the first floor, along with a bathroom in white suite.

With easy access to main arterial routes towards Dundonald and Belfast, this is an excellent opportunity for those seeking a well-located and easily managed home.

Early viewing is highly recommended to fully appreciate all that this property has to offer.



Key Features

- Spacious Quad Townhouse In A Popular Development
- Open Plan Living/Dining Area With Built In Storage
- Modern Kitchen With Range Of Units And Appliances
- Two Well-Proportioned Bedrooms On The First Floor
- Modern Bathroom With White Suite & Ground Floor W.C
- Gas Fired Heating And uPVC Double Glazed Windows
- Within Walking Distance To Newtownards Town Centre & Local Amenities
- Early Viewing Is Highly Recommended



Accommodation Comprises:

Living/Dining Room

16'10" x 12'9"

Wood laminate floor, built in storage.

Kitchen

5'11" x 10'6"

Range of high and low level units, laminate worksurfaces, single drainer stainless steel sink unit with mixer tap, washing machine, under counter fridge, integrated oven, four ring gas hob, integrated extractor fan, tiled floor, part tiled walls, recessed spotlighting, gas fired boiler.

W/C

White suite comprising wall mounted wash hand basin with mixer tap and tile splashback, low flush w/c, extractor fan and recessed spotlighting.

First Floor

Landing

Built in storage.

Bedroom 1

9'8" x 11'8"

Double bedroom.

Bedroom 2

6'11" x 11'8"

Bathroom

White suite comprising panelled bath with mixer taps, wall mounted overhead shower, rainfall showerhead, glass shower screen, low flush w/c, pedestal wash hand basin with mixer tap, part tiled walls, extractor fan and recessed spotlighting.

Outside

Front communal parking.
Rear area in stone, outside tap and lights, space for storage shed.

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

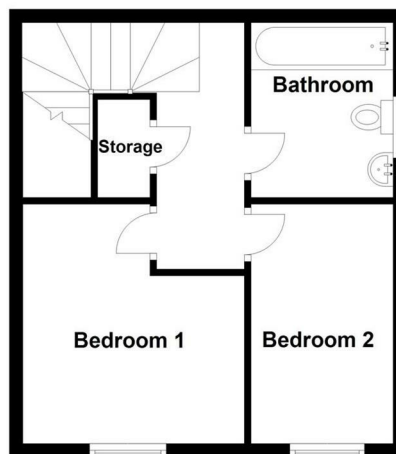





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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.

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RENTAL DIVISION
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