

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 BEVERLEY DRIVE,  
NEWTOWNARDS, BT23 7UF**

**OFFERS OVER £344,950**



Welcome to this stunning detached house located on Beverley Drive in Newtownards! This property boasts ample space with 3 reception rooms, 4 bedrooms, and 2 shower rooms spread across 1800 sq ft of living area.

Built in 1984, this charming home offers a perfect blend of modern amenities and classic design which the current owners have upgraded over the years to include new shower room and conservatory. Situated in a peaceful cul-de-sac location, you can enjoy privacy and tranquillity while still being close to all the conveniences of Newtownards.

One of the standout features of this property is the large garage, providing plenty of space for parking or storage. Whether you're a growing family or someone who loves to entertain, this house has everything you need to create a comfortable and welcoming home.

Don't miss out on the opportunity to make this beautiful house your own. Contact us today to arrange a viewing and experience the charm of Beverley Drive for yourself!



## Key Features

- Beautiful Detached Residence In A Quiet Cul De Sac Location In Beverley Drive
- Four Double Bedrooms And Three Reception Areas And Conservatory
- Large Garage And Large Tarmac Driveway With Parking For Multiple Cars
- Oil Fired Central Heating And PVC Double Glazed Windows
- Spacious Living Room With Electric Fireplace And Separate Dining Room
- Modern Shower Room Downstairs And Upstairs
- Beautifully Landscaped Gardens To Front And Rear
- Early Viewing Is Highly Recommended For This Beautiful Home



### Accommodation Comprises:

#### Entrance Hallway

Solid wood floor.

#### Living Room

13'4" x 15'7"

Electric fireplace with granite surround and marble tile hearth.

#### Dining Room

9'8" x 11'10"

#### Kitchen

13'4" x 13'4"

Range of high and low level units with laminate work surfaces, composite sink unit with mixer tap and drainer, integrated appliances to include; oven, 4 ring electric hob, stainless steel extractor hood, dishwasher, space for fridge/freezer, recessed spotlights, part tiled walls and tiled floor and space for informal dining.

#### Snug

9'8" x 11'5"

Access to conservatory.

#### Conservatory

12'6" x 12'1"

Wood laminate floor and access to rear garden.

#### Bedroom 3

9'8" x 14'3"

Double room.

#### Office/Bedroom 4

8'8" x 10'10"

Double room with wood laminate floor.

#### Downstairs Shower Room

Modern white suite comprising shower cubicle with overhead rainfall shower and sliding shower doors, low flush wc, pedestal wash hand basin with mixer tap, extractor fan, access to hot press, tiled walls and floor and extractor fan.

#### First Floor

##### Landing

Velux window and built in storage.

##### Bedroom 1

12'6" x 15'5"

Double room with built in robes.

##### Bedroom 2

12'7" x 11'0"

Double room with built in storage.

#### Shower Room

Modern white suite comprising shower cubicle with overhead electric shower and sliding shower doors, low flush wc, pedestal wash hand basin with mixer tap, Velux window, recessed spotlights, tiled walls and floor and extractor fan.

#### Large Garage

17'7" x 19'1"

Large garage, up and over door, utility area with range of low level units, plumbed for washing machine, space for tumble dryer, stainless steel sink with mixer tap and access to rear garden.

#### Outside

Front & Side; Large tarmac driveway for

multiple vehicles, area in lawn, paved pathway, mature plants and shrubs.

Rear; Enclosed rear garden, paved pathway, patio entertainment area, outside tap and light, mature hedging, shrubs and plants.





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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