

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**35 TULLYNAGARDY LANE,
NEWTOWNARDS, BT23 4ZF**

OFFERS AROUND £269,950

Situated on the outskirts of Newtownards, the Tullynagardy development offers the perfect balance between town and country, with open countryside just a short walk in one direction and the town centre in the other. Located on the Belfast side of town, this popular and sought-after area has proven ideal for young professionals seeking convenience and style.

Built only a few years ago (2015), this detached home of approximately 1,250 sq ft occupies a lovely corner site and provides bright, spacious accommodation over two floors. The ground floor comprises a welcoming hallway with a modern guest WC, a generous dual-aspect lounge with feature open fireplace, and a large kitchen/dining/sun room forming the heart of the home. The kitchen boasts a superb range of modern fitted units with integrated appliances and patio doors opening to the enclosed rear garden, perfect for entertaining or relaxing.

Upstairs, there are three well-proportioned bedrooms, including a master with ensuite shower room and dual-aspect windows, as well as a contemporary family bathroom with white suite and additional storage accessed from the landing. The property benefits from uPVC double glazing and Phoenix Gas central heating throughout.

Externally, there are landscaped gardens laid in lawn to the front, side and rear, complemented by a pebbled patio area ideal for outdoor dining. A pebbled driveway provides ample parking for multiple vehicles and leads to a large, practical detached garage. This stylish, modern home offers excellent accommodation, a prime location, and a high-quality finish, making it an ideal choice for a wide range of buyers.

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



Key Features

- Beautifully Presented Detached Home In The Sought After Tullynagardy Development
- Modern Kitchen With An Excellent Range Of Integrated Appliances, Open To Dining Area
- Two Further Bedrooms On the First Floor Along With A Modern Family Bathroom Suite
- Landscaped Gardens To Front & Rear, Detached Garage & Parking For Multiple Vehicles
- Large Living Room With Dual Aspect Bay Windows And Open Fireplace
- Principle Bedroom Including Ensuite Shower Room
- Ground Floor WC, Gas Fired Central Heating System & uPVC Double Glazed Windows
- Chain Free Property!



Accommodation

Comprises:

Painted hardwood door to entrance hall.

Entrance Hall

Wood laminate flooring, recessed spotlighting.

Living Room

15'8" x 18'0"

Dual aspect bay windows, recessed spotlighting and feature stone fireplace with granite hearth.

Downstairs WC

White suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, low flush wc, tiled flooring and recessed spotlighting.

Kitchen

9'3" x 21'2"

Range of high and low units with Quartz worktops and upstands, undermounted sink with mixer tap, integrated appliances to include; oven, four ring electric hob, dishwasher, integrated fridge/freezer, stainless steel extractor fan hood, and microwave, ceramic tiled flooring, recessed spotlighting.
Open to:

Dining Area

Space for dining, Wood laminate flooring and uPVC double glazed patio doors to rear garden.

First Floor

Landing

Built in storage, recessed spotlighting. Access to roofspace.

Bedroom 1

9'10" x 14'2"

Double bedroom, dual aspect windows, recessed spotlighting.

En-Suite

White suite comprising tiled shower cubicle with overhead rainfall shower, low flush wc, semi-pedestal wash hand basin with mixer tap and tiled splashback, tiled flooring, partially tiled walls, recessed spotlighting, extractor fan.

Bedroom 2

7'4" x 12'10"

Double bedroom and dual aspect windows.

Bedroom 3

7'6" x 9'10"

Bathroom

White suite comprising panelled bath with mixer tap and glass shower screen, low flush wc, vanity unit with mixer tap and tiled splashback, tiled flooring, partially tiled walls, recessed spotlighting, extractor fan and heated towel rail.

Outside

Front - Area in lawn, flower beds, area in stone, driveway with space for multiple vehicles.

Rear - Fully enclosed garden with area in lawn, area in stone, outside tap and lights.

Garage

18'8" x 10'0"

Roller door. Light and power points. Plumbed for washing machine. Light and power points.



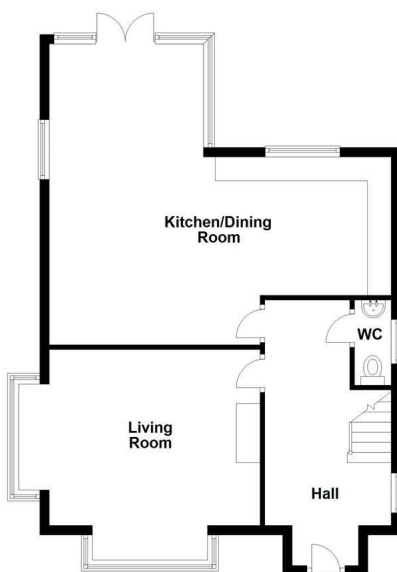




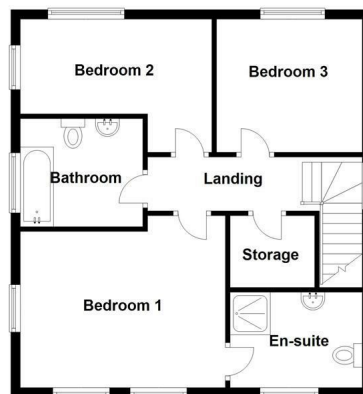




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

35 Tullynagardy Lane

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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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