



ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 CAIRNDORE VALE,  
NEWTOWNARDS, BT23 8PF

OFFERS AROUND £229,950



We are delighted to present this well-maintained and beautifully presented four-bedroom family home, located in the popular Cairndore Vale, just off the Donaghadee Road in Newtownards. This peaceful residential area is highly regarded for its family-friendly atmosphere and convenient proximity to local amenities, and Newtownards town centre.

The ground floor offers a generous modern living space, including two spacious reception rooms, one with multi fuel stove, a spacious kitchen and dining area, and a utility room for added convenience. Upstairs, you'll find four well-sized bedrooms, including a master with en-suite shower room, as well as a family shower room featuring a modern white suite.

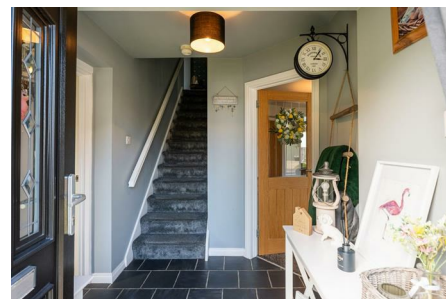
Outside, the property benefits from a garden in lawn to the front, with tarmac driveway for multiple vehicles. The rear garden offers a fully enclosed, private garden, with decked seating area, gas fired central heating and uPVC double glazed windows.

[View now to avoid disappointment.](#)



## Key Features

- Spacious Four Bedroom, Two Reception Semi-Detached Property
- Modern Kitchen And Dining Room With Separate Utility Room
- Family Shower Room With White Suite, Fully Tiled Walls And Tiled Flooring
- Tarmac Driveway To The Front And Enclosed Garden To Rear
- Living Room With Multi Fuel Burning Stove And Separate Snug Area
- Four Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Well Maintained Property Throughout And Finished To A High Standard



### Accommodation Comprises:

#### Porch

Tiled floor.

#### Living Room

13'3" x 16'8"

Multi fuel burning stove with wooden mantle and tiled hearth.

#### Dining Area

7'9" x 9'10"

Patio doors to enclosed rear garden.

#### Kitchen

19'1" x 11'8"

Range of high and low level units with Duropal marble effect work surfaces, built in drainer composite sink unit with mixer tap, integrated appliances to include; oven, four ring electric hob, extractor fan, space for fridge/freezer, wood laminate flooring, breakfast bar with seating and storage, access to enclosed rear garden.

#### Utility Room

9'4" x 4'5"

Range of high level units, Duropal marble effect worktops, plumbed for washing machine and space for tumble dryer.

#### Snug

9'3" x 13'2"

#### First Floor

#### Landing

Built in storage.

#### Bedroom 1

9'11" x 11'6"

Double room with built in robes.

#### Ensuite

Modern white suite comprising walk in shower with overhead rainfall shower and glass shower screen, low flush wc, vanity unit with storage and mixer tap, recessed spotlights, tiled walls and floor and extractor fan.

#### Bedroom 2

9'4" x 13'5"

Double room with built in robes.

#### Bedroom 3

9'3" x 11'3"

Double room.

#### Bedroom 4

8'0" x 7'9"

#### Shower Room

Modern white suite comprising walk-in shower with overhead rainfall shower and glass shower screen, low flush wc, vanity unit with storage and mixer tap, Velux window, recessed spotlights, tiled walls and floor and extractor fan.

#### Outside

Front & Side; Large tarmac driveway for multiple vehicles, area in lawn, paved pathway.

Rear; Enclosed rear garden, paved pathway, patio entertainment area, raised decked entertainment area, pergola, space for hot tub, shed, outside tap and light.

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](http://www.legislation.gov.uk)





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>	73	81
	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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