

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

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NETWORK STRENGTH - LOCAL KNOWLEDGE



25 LILY WOOD LANE,
NEWTOWNARDS, BT23 7GF

OFFERS AROUND £214,950

Located in the charming Lily Wood Lane of Newtownards, this semi-detached house built in 2019 is a true gem. Within close proximity to the town centre and main arterial routes to Belfast and Bangor, this property will suit down-sizers and first-time buyers alike.

Beautifully presented and finished to an excellent standard, the accommodation offers a spacious reception room with wood laminate flooring, ground floor w.c., and a modern fitted kitchen with dining area. The first floor benefits from three bedrooms, master with ensuite shower room, and a separate family bathroom. This property has ample space for a growing family or those who love to entertain.

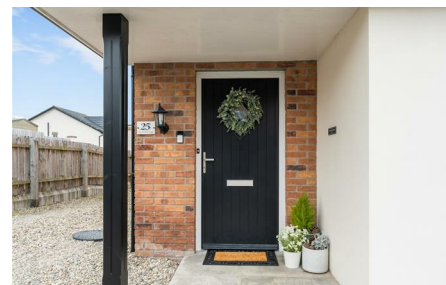
Step outside to the fully enclosed rear garden, complete with a patio area, perfect for enjoying a morning coffee or hosting summer barbecues. With 4 years remaining on the NHBC warranty, you can have peace of mind knowing that this attractive home is not only beautiful but also well-protected.

Early viewing is highly recommended for this deceptively spacious, beautifully finished property.



Key Features

- Spacious Semi-Detached Home In The Popular Lily Wood Development
- Modern Kitchen With A Great Range Of Integrated Appliances
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Living Room With Laminate Flooring And Feature Electric Fireplace
- Ground Floor Guest Toilet Suite And First Floor Family Bathroom
- Driveway In Stone For Multiple Vehicles And Fully Enclosed Rear Garden
- Four Years Remaining On The NHBC Warranty



Accommodation Comprises:

Entrance Hallway

Wood laminate floor.

Living Room

11'7" x 17'5"

Wood laminate floor, electric fireplace with wood mantle and tiled hearth.

W.C

White suite comprising low flush wc, wall mounted wash hand basin with tiled splashback, extractor fan and tiled flooring.

Kitchen/Dining Room

16'9" x 12'11"

Modern range of high and low level units with wood laminate work surfaces, inset stainless steel sink unit with mixer tap, integrated appliances to include; fridge/freezer, washing machine, dishwasher, built in electric oven, four ring gas hob, stainless steel extractor fan, space for informal dining, tiled floor, recessed spotlights and patio doors for access to enclosed rear garden.

First Floor

Landing

Access to roof space via Slingsby type ladder and access to hot press.

Bedroom 1

12'8" x 10'0"

Double room with built in storage.

En-Suite

White suite comprising low flush wc, semi pedestal wash hand basin with tiled splashback, tiled shower enclosure with overhead shower and glazed door, tiled flooring and recessed spotlights.

Bedroom 2

9'6" x 12'11"

Double room.

Bedroom 3

6'9" x 13'3"

Bathroom

White suite comprising low flush wc, semi pedestal wash hand basin with tiled splashback, panelled bath with handheld shower, part tiled walls, tiled flooring, extractor fan and recessed spotlights.

Outside

Front & Side: Stone driveway for multiple vehicles.

Rear: Enclosed rear garden, patio area, space for 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



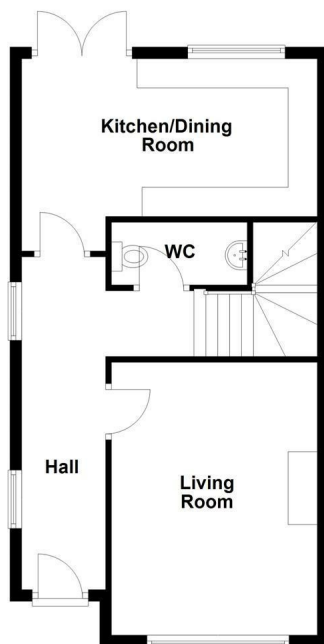




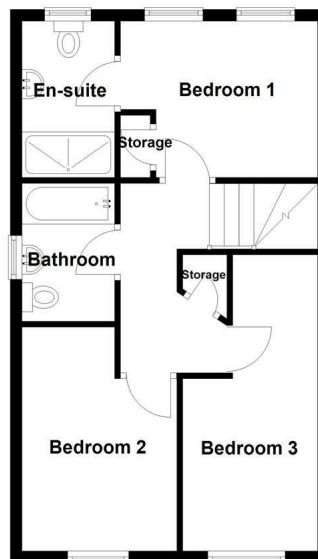




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.

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