



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 BALFOUR STREET,
NEWTOWNARDS, BT23 4EE**

OFFERS OVER £119,950

Welcome to this extremely well-presented, two-bedroom, mid-terrace home located on Balfour Street in Newtownards. Ideally situated just a short walk from the town centre, this property offers excellent access to local shops, schools, and public transport links to Belfast and surrounding areas.

Inside, you'll find a bright and welcoming living/ dining space, and a modern fitted kitchen leading into a snug bespoke with log burner for cosy evenings in. Upstairs features two comfortable double bedrooms, perfect for individuals, couples, or small families and a well proportioned bathroom. Outside has a beautifully enclosed, spacious, and well maintained garden with a decked area and fire pit, perfect for entertaining.

The property also benefits from oil-fired central heating and uPVC double glazing throughout.

This is a great opportunity for first time buyers, investors and downsizers alike due to it's convenient location and well thought out layout. Get in touch quickly to avoid disappointment!



Key Features

- A Modern Two Bedroom Mid-Terraced Property
- Modern Kitchen With A Range Of Units
- First Floor Family Bathroom Comprising Of White Suite
- On Street Parking And Fully Enclosed Yard With Decked Area Perfect For Entertaining
- Early Viewing Recommended
- Spacious Living Room Open To Dining Area
- Snug With Wood Burner
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Conveniently Located Within Walking Distance Of Newtownards Town Centre



Accommodation comprises:

Ground Floor

Entrance Hall

Wood flooring.

Living/ Dining Room

20'35 x 14'65

Wood flooring, under stair storage.

Kitchen

7'421 x 9'5

Modern range of high and low level units, , laminate work surface, stainless steel sink with mixer tap and drainer, electric hob with stainless steel extractor fan and hood, under oven, space for fridge freezer, space for washing machine, tiled floor.

Snug

9'718 x 11'99

Log burner.

First Floor

Landing

Hot press storage.

Bathroom

White suite comprising low flush wc, wash hand basin with mixer tap, paneled bath with over head electric shower, extractor fan, part tiled walls, tiled floor.

Bedroom 1

14'59 x 10'84

Bedroom 2

9'088 x 8'812

Outside

Front: On street parking

Back: Enclosed yard with power and light, area in bark, paved area, area in lawn, mature trees and shrubs, decked area and fire pit.











| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 37 | 51 |
| (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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