

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 CAIRNDORE GRANGE,
NEWTOWNARDS, BT23 8PD**

OFFERS AROUND £179,950



Located off the Movilla Road, this charming three bedroom semi-detached property is a short distance from Newtownards Town Centre. The property is easily accessible to local amenities, schools and main arterial routes to Bangor, Belfast and the Peninsula.

The home offers a bright and spacious living room with wood burning stove and fitted kitchen. On the first floor there are three bedrooms, one with built-in storage, a newly refurbished family bathroom comprising of white suite and built in storage on the landing. Additionally, the property benefits from newly installed gas fired central heating and double glazed windows.

Externally, there is a paved driveway to the front of the property with space for off street parking and garden to the rear of the property. This property appeals to a wide variety of potential clients from first time buyers, to downsizers and investors. Early viewing is recommended to avoid disappointment!



Key Features

- Charming three-bedroom semi-detached home located just off the Movilla Road, close to Newtownards Town Centre.
- Bright and spacious living room featuring a wood-burning stove and under-stair storage.
- Modern fitted kitchen with ample units, wood laminate worktops, and access to the rear garden.
- Three first-floor bedrooms, including one with built-in storage.
- Newly refurbished family bathroom with modern white suite and overhead shower.
- Newly installed gas-fired central heating and double-glazed windows throughout.
- Paved driveway with off-street parking and an enclosed rear garden with patio and lawn.
- Ideal for first-time buyers, downsizers, or investors; early viewing recommended.



Accommodation comprises:

Entrance Porch

12'1" x 10'9"

Wood laminate flooring.

Living Room

14'8" x 14'9"

Wood laminate flooring, wood burner with wooden mantle and tile surround, under stair storage.

Kitchen

14'7" x 8'2"

Range of high and low level units, wood laminate work surfaces, 1 1/4 bowl stainless steel sink unit with mixer tap, free standing cooker with four ring hob, concealed extractor hood, space for fridge freezer, plumbed for washing machine, part tiled walls, wood laminate floor and door to rear garden.

First Floor

Landing

Wood laminate flooring, access to storage with gas boiler and roof space.

Bedroom 1

14'9" x 8'1"

Double bedroom, wood laminate flooring.

Bedroom 2

9'1" x 6'9"

Wood laminate flooring.

Bedroom 3

7'3" x 5'9"

Wood laminate flooring

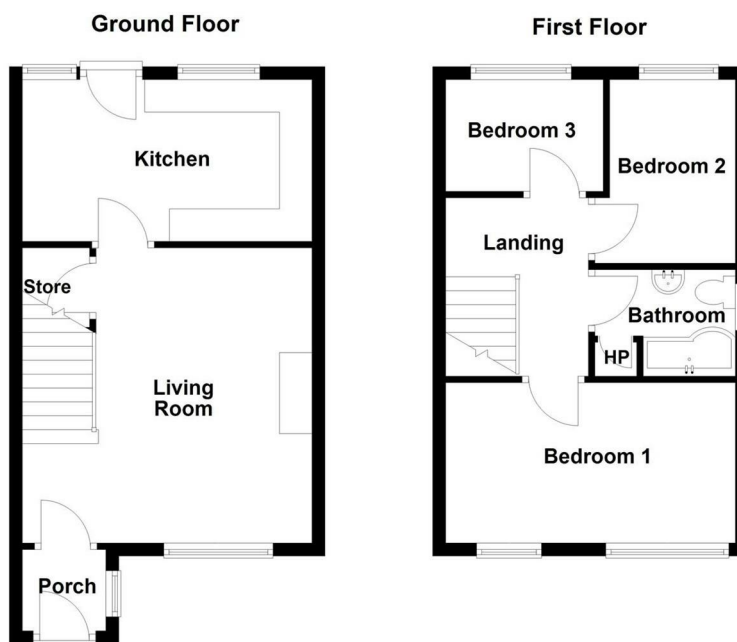
Bathroom

Modern white suite comprising low flush w.c., wash hand basin, tiled splashback, panelled bath with overhead shower, part tiled walls, tiled floor and extractor fan.

Outside

Paved driveway for multiple vehicles, paved walkway to rear garden. Patio area to rear, garden in lawn, mature trees, plants and shrubs, boundary fence, outside tap and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(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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