

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 MOORETOWN TERRACE,
BELFAST ROAD, NEWTOWNARDS,**

OFFERS AROUND £184,950



Situated on the Belfast Road in Newtownards, this end-terrace property offers a solid opportunity for buyers looking for a home to modernise. It is conveniently located close to local amenities, transport links, and schools, providing practical everyday access.

The property includes a living room with an open fireplace, a spacious kitchen/dining area with scope for updating, two well-proportioned bedrooms, and a ground floor bathroom.

With clear potential for improvement throughout, the house provides a blank canvas for refurbishment and customisation. It offers a strong foundation for those wishing to update the interior to suit their own requirements.

Properties with this level of potential in this location are in steady demand. This is a good opportunity to create a comfortable, well-finished home in a convenient setting.

Key Features

- Spacious Two Bedroom End Terrace Property On The Belfast Road
- Offering A Fantastic Opportunity To Modernise To A High Standard
- Living Room With Open Fireplace & Fitted Kitchen With Dining Area
- Ground Floor Bathroom Suite With Laminate Flooring
- Large Storage Shed And Separate Detached Garage
- Tarmac Driveway To Front And Large Rear Garden
- A Perfect Project For First Time Buyers Or Investors
- No Onward Chain



Accommodation Comprises:

Entrance Porch

Living Room

12'11" x 19'1"

Open fireplace with wooden mantle, tile surround and hearth, wood laminate floor and under staircase storage.

Kitchen/Dining Room

23'7" x 7'0"

Range of high and low level units, wood laminate worktops, part tiled walls, inset sink with mixer tap and drainer, space for oven and fridge freezer, extractor fan, plumbed for washing machine.

Bathroom

White suite comprising wood panelled bath with mixer tap, low flush w.c., pedestal wash hand basin with mixer tap, laminate floor and part tiled walls.

First Floor

Landing

Bedroom 1

12'11" x 9'6"

Double room with built in storage.

Bedroom 2

7'2" x 7'10"

Large Storage Shed

21'3" x 26'2"

Up and over door, power and light.

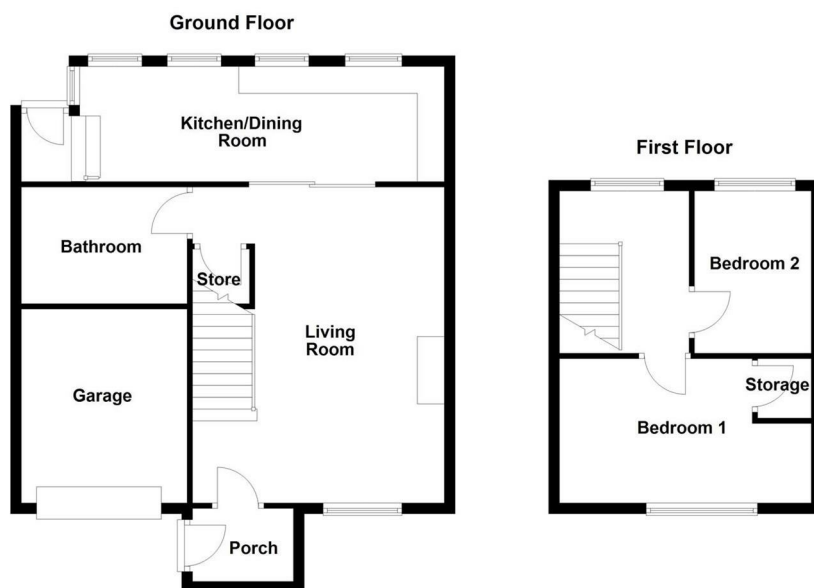
Garage

Outside

Front; Tarmac driveway and area in lawn.

Rear; Large garden in lawn, paved walkway, outside tap and light, mature hedging and trees, boundary hedge line and space for shed.





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		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		

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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