



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 BLACKROCK AVENUE,
NEWTOWNARDS, BT23 4ZT**

OFFERS AROUND £224,950

Located in the charming Blackrock Avenue of Newtownards, this semi-detached house built in 2020 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 5 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

- Beautiful Three Bed Semi-Detached Home In the Popular Blackrock Development
- Modern Kitchen With An Excellent 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 Multi-Fuel Burning Stove
- Ground Floor Guest WC And First Floor Family Bathroom
- Tarmac Driveway For Multiple Vehicles And Fully Enclosed Rear Garden
- Five Years Remaining On The NHBC Warranty



Accommodation

Comprises:

Entrance Hallway

Tiled floor, recessed spotlighing and under stairs storage.

Living Room

10'6" x 16'7"

Multi-fuel burning stove with tiled hearth, dual aspect windows, recessed spotlighing, wood laminate floor and bay window.

Kitchen/Dining Area

18'6" x 12'3"

Luxury kitchen with a range of high and low level units, granite effect laminate work surfaces and upstands, inset stainless steel sink unit with mixer tap and drainer, integrated appliances to include; electric under oven, four ring gas hob, stainless steel extractor hood, fridge freezer and dishwasher, plumbed for washing machine, recessed spotlights, tiled flooring, space for dining and double doors to rear garden.

W.C

White suite comprising low flush w.c., wall mounted wash hand basin with mixer tap and tiled splashback, extractor fan, tiled floor.

First Floor

Landing

Built in storage and access to roof space via slingsby ladder.

Bedroom 1

10'9" x 9'5"

Double room with wood laminate floor.

En-Suite

White suite comprising shower enclosure with overhead rainfall shower and folding glass doors, semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, heated towel rail, recessed spotlights, partly tiled walls, tiled flooring and extractor fan.

Bedroom 2

10'2" x 13'1"

Double room.

Bedroom 3

7'0" x 9'6"

Bathroom

White suite comprising shower enclosure with overhead shower and folding glass doors, panelled bath with mixer tap and shower attachment, semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, heated towel rail, recessed spotlights, partly tiled walls, tiled flooring and extractor fan.

Outside

Front & Side: Area in lawn, paved walkway, paved driveway for multiple vehicles and electric charging point. Rear: Fully enclosed, area in lawn, tarmac area for entertaining, outside tap and light.



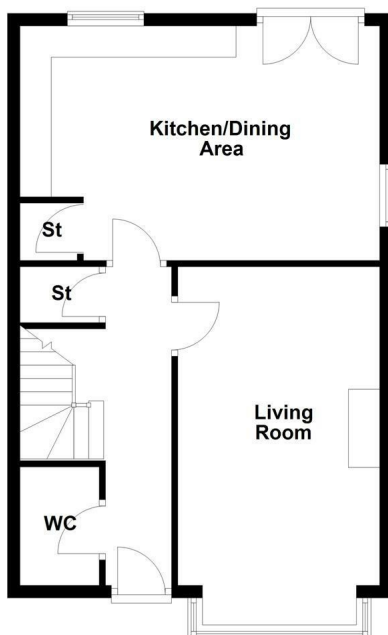




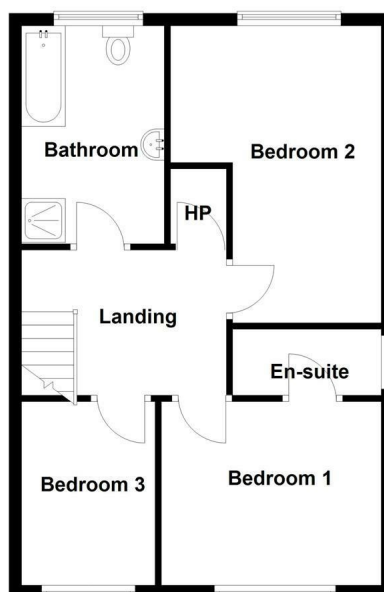




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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.

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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