

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**122 JOHN STREET,  
NEWTOWNARDS, BT23 4NA**

**OFFERS AROUND £139,950**





We are pleased to present to the market this attractive semi-detached home, situated in a highly sought-after and convenient area of Newtownards. The property has been exceptionally well maintained and benefits from a range of contemporary upgrades, making it an excellent choice for families, first-time buyers, or those wishing to downsize.

The accommodation includes a modern kitchen and a stylish bathroom and en-suite. Additional features include gas-fired central heating and uPVC double-glazed windows throughout, providing improved energy efficiency and year-round comfort.

Externally, the property offers a generous garden that includes a substantial summer house fitted with power and lighting, creating an ideal space for relaxation, entertaining, or working from home.

Conveniently located close to local schools, shops, and transport links, this property combines comfort with practicality. Early viewing is strongly recommended.



## Key Features

- Spacious Semi-Detached Home Located In The Heart Of Newtownards
- Well Maintained Throughout And Finished To A High Standard
- Modern Kitchen With A Good Range Of Units And Space For Dining
- Two Double Bedrooms And Spacious Landing With Wardrobe Space
- Good Sized Garden At Rear And Paved Driveway For Multiple Vehicles
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Large Summer House With Power And Light
- Early Viewing Is Highly Recommended For This Beautiful Home



### Accommodation Comprises:

#### Living Room

12'9" x 19'1"

Solid wood herringbone flooring, multi-fuel burning stove with wooden mantle and under staircase storage.

#### Kitchen

12'0" x 11'0"

Modern low level units with laminate work surfaces, built in stainless steel sink unit with mixer tap and drainer, integrated appliances to include: oven, four ring electric hob, matte black angled extractor fan and dishwasher, partly panelled walls, solid wood herringbone flooring, recessed spotlighting and access to rear garden.

#### First Floor

##### Landing

Access to roof space via slingsby ladder and space for wardrobes.

##### Bedroom 1

8'9" x 11'1"

Double room with recessed spotlights.

##### En-Suite

Modern white suite comprising walk in shower cubicle with rainfall showerhead, low flush wc, pedestal wash hand basin with mixer tap, feature LED light mirror, tiled flooring, part tiled walls, mounted towel rail, recessed spotlighting and extractor fan.

##### Bedroom 2

10'1" x 9'0"

Double room with recessed spotlights and built in storage.

##### Bathroom

Modern white suite comprising panelled bath with mixer tap and handheld showerhead, low flush wc, pedestal wash hand basin with mixer tap, feature LED light mirror, tiled flooring, part tiled walls, mounted towel rail, recessed spotlighting and extractor fan.

##### Garage

10'0" x 21'1"

Large garage, roller shutter door, artificial grass, utility area with range of low level units, plumbed for washing machine, space for tumble dryer, stainless steel sink with mixer tap.

##### Summer House

12'5" x 18'9"

Power and light and plumbed for sink and toilet.

##### Outside

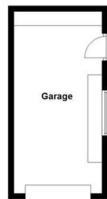
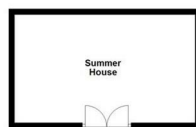
Front; Paved walkway, area in stone and tarmac driveway for multiple vehicles. Rear; Patio area, area in lawn, outside tap and light, enclosed, South facing garden.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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