

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**42 SKETRICK ISLAND PARK,
NEWTOWNARDS, BT23 7BN**

OFFERS OVER £184,950

A well presented, semi-detached property located just off the Bangor Road offering modern open plan living.

The accommodation features a spacious living room with a stylish electric fire and ample space for dining. Patio doors provide access to the enclosed rear garden, and there is useful under-stair storage.

The first floor includes three well proportioned bedrooms and modern family bathroom suite comprising of panelled bath with overhead shower, and part tiled walls. Other benefits include oil fired central heating, uPVC double glazed windows and detached garage.

The outside includes tarmac driveway, front garden in lawn, and enclosed garden to rear. This family home offers a spacious accommodation in a much sought after area, close to many local amenities.

View now to avoid disappointment!



Key Features

- Well Maintained Three Bedroom Semi Detached Chalet Bungalow
- Fitted Kitchen With A Range Of Units And Space For Appliances
- White Bathroom Suite With Panelled Bath And Tiled Flooring
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Generous Lounge Open To Dining Area With Patio Doors To Rear
- Three Well Proportioned Bedrooms Located On The First Floor
- Tarmac Driveway Leading To Detached Garage With Power & Light
- Low Maintenance Front And Rear Garden



Accommodation Comprises:

Entrance Hallway

Living Room

13'00 x 14'01

Wood laminate floor, electric fireplace with porcelain tiled mantle, surround and hearth.

Dining Room

8'06 x 11'02

Wood laminate floor, patio doors to enclosed rear garden.

Kitchen

10'04 x 11'07

Range of high and low level units, laminate worktops, inset stainless steel sink with mixer tap and drainer, plumbed for dishwasher and washing machine, space for fridge freezer, integrated oven, four ring electric hob, stainless steel extractor hood, part tiled walls, tiled flooring, recessed spotlights, breakfast bar with seating, access to rear garden and door to dining room.

First Floor

Landing

Bedroom 1

12'10 x 9'11

Double room.

Bedroom 2

9'08 x 10'08

Double room.

Bedroom 3

8'05 x 7'05

Wood laminate floor.

Bathroom

White suite comprising, panelled bath with overhead shower, low flush w/c, semi-pedestal wash hand basin with mixer tap, recessed spotlights, extractor fan, access to roof space, fully tiled walls and tiled flooring.

Garage

11'01 x 18'05

Power and light, roller shutter door and space for tumble dryer.

Outside

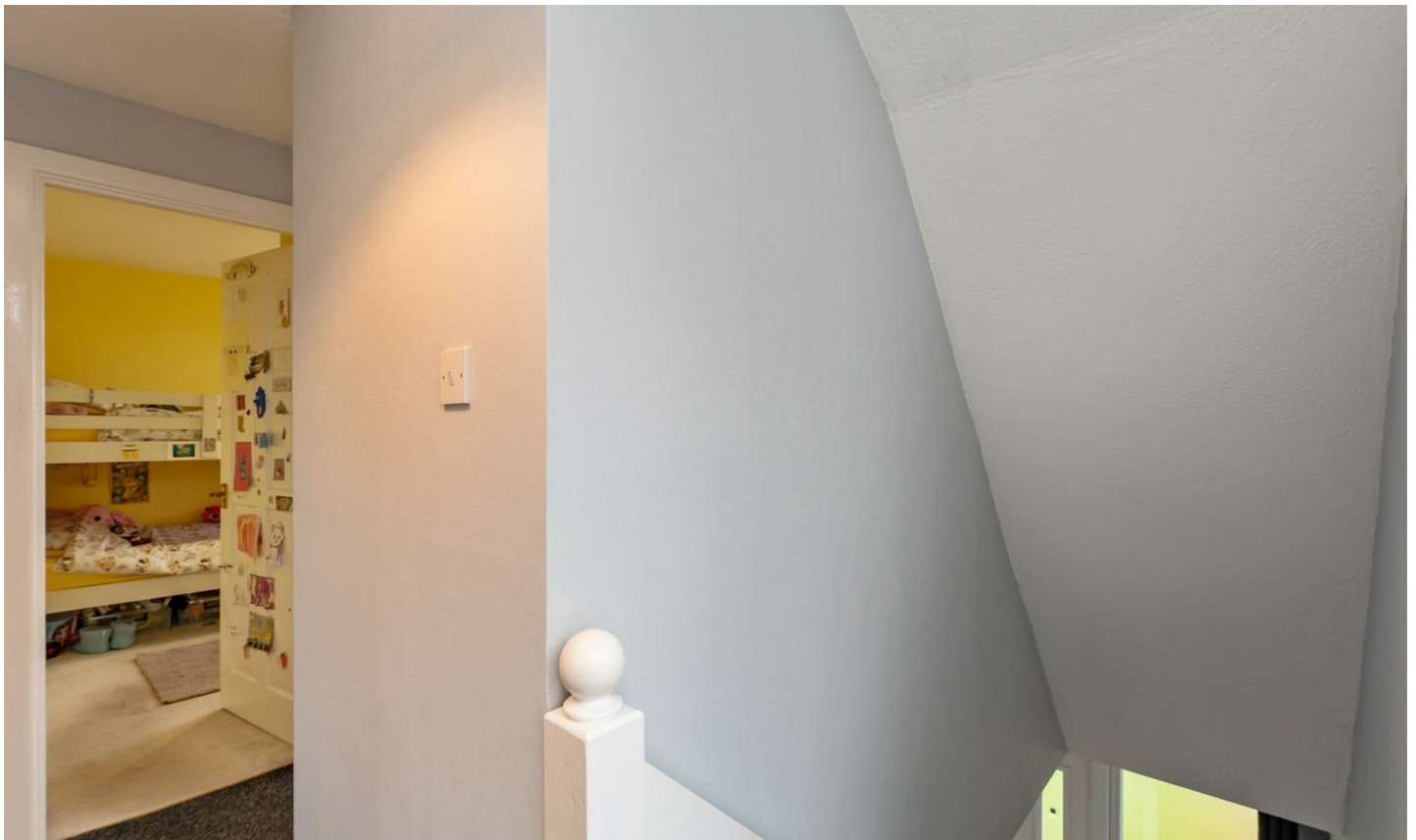
Front: Tarmac driveway for multiple vehicles, garden in lawn, access to garage, mature plants and trees.
Rear: Enclosed rear garden with paved area, area in artificial lawn, raised beds, outside tap and light, oil storage tank and paved walkway.



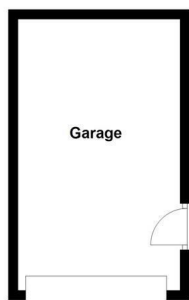




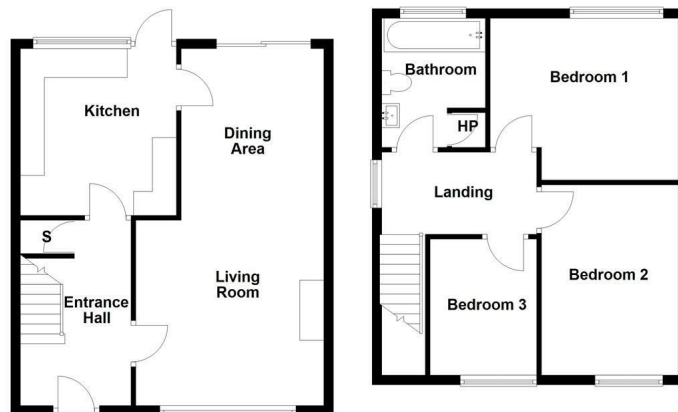




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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