

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 BEVERLEY HEIGHTS,
NEWTOWNARDS, BT23 7UG**

OFFERS AROUND £264,950

Situated in the highly sought after Beverley Heights, this impressive chalet bungalow enjoys a quiet position on a desirable residential street. Finished to a high standard throughout, the property is beautifully presented and ready for immediate occupation, offering buyers the opportunity for a seamless move.

The entrance hall leads to an elegant living room centred around a contemporary wood burning stove, creating a warm and inviting focal point. The spacious open plan kitchen and dining area features an excellent range of high and low level units and integrated appliances perfect for modern family living and entertaining. A modern bathroom suite with freestanding bath, luxury shower, and matching vanity with storage completes the ground floor, alongside two bedrooms, one benefiting from built-in storage.

The first floor, offers two further double bedrooms, a modern shower room, and additional eaves storage. Externally, the home features a large driveway providing ample parking for multiple vehicles, a detached garage, and a private South facing rear garden.

Newly renovated and thoughtfully designed, this home represents a rare opportunity to purchase within this popular development. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.



Key Features

- Beautifully Renovated Four Bedroom Chalet Bungalow In Beverley Heights
- Modern Fitted Kitchen With A Range Of Integrated Appliances
- Downstairs Bathroom With Freestanding Bath & First Floor Shower Room
- Large Driveway For Multiple Vehicles And South Facing Rear Garden
- Open Plan Dining Room/ Snug With Attractive Wood Effect LVT Flooring
- Four Bedrooms, Two Downstairs And Two On The First Floor
- Gas Fired Central Heating System And PVC Double Glazed Windows
- Early Viewing Is Recommended For This Chain Free, Turnkey Property!



Accommodation comprises:

Entrance Hallway

Wood effect LVT flooring.

Living Room

11'6" x 13'5"

Wood burning stove with tiled heart and wooden mantle, wood effect LVT flooring.

Kitchen

8'7" x 9'0"

Modern range of high and low level units, wood laminate worktops, inset stainless sink unit with mixer tap and built in drainer, integrated dishwasher, integrated four ring gas hob, mid-level oven and microwave, space for fridge freezer, wood effect LVT flooring, larder cupboard. Open to-

Dining Room/Snug

11'7" x 10'7"

Wood effect LVT flooring, patio doors to enclosed rear garden.

Bedroom 3

11'6" x 10'7"

Double room, wood effect LVT flooring.

Bedroom 4

7'3" x 8'3"

Wood effect LVT flooring, built in storage.

Bathroom

Modern white suite comprising free standing bath with handheld shower attachment, shower enclosure with bi-folding glass doors and overhead rainfall shower, vanity unit with mixer tap, tiled splashback and storage, low flush w/c, wall mounted radiator, extractor fan, wood effect LVT flooring.

First Floor

Landing

Wood effect LVT flooring, storage in eaves.

Bedroom 1

9'6" x 13'1"

Double room, wood effect LVT flooring.

Bedroom 2

11'4" x 10'1"

Double room, wood effect LVT flooring.

Shower Room

Modern white suite comprising shower enclosure with pivot glass doors and overhead rainfall shower, vanity unit with mixer tap, tiled splashback and storage, low flush w/c, wall mounted radiator, extractor fan, Velux window, wood effect LVT flooring.

Detached Garage

8'9" x 16'11"

Plumbed for washing machine, space for tumble dryer, up and over door with power and light.

Outside

Front: Driveway for multiple vehicles, mature plants, shrubs and trees, area in lawn, paved pathway. Rear: Enclosed South facing garden in lawn, paved walkway, mature plants, shrubs and trees, private site.

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.

You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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.

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