

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 BALLYCULLEN HALT,
NEWTOWNARDS, BT23 4WQ**

OFFERS AROUND £139,950



Welcome to 20 Ballycullen Halt, a beautifully presented ground floor apartment situated just off the Scrabo Road in Newtownards. Perfectly positioned on the Belfast side of town, this modern home offers easy access to the town centre and a range of local amenities, making it an ideal choice for first-time buyers, investors, or those looking to downsize and enjoy the convenience of ground floor apartment living.

Immaculately maintained by the current owner, the apartment features a spacious open plan layout that includes a contemporary kitchen and a comfortable living and dining area. There are two well-proportioned bedrooms, with the main bedroom further enhanced by a walk-in wardrobe that has plumbing in place for an ensuite if desired. A stylish modern bathroom and an allocated parking space complete the property.

With its excellent location and superb condition throughout, early viewing is strongly advised to avoid missing out.



Key Features

- A Modern Two Bedroom Ground Floor Apartment
- Spacious Open Plan Kitchen/ Living/ Dining Room
- Two Well Sized Bedrooms, Principal Suite With Walk In Wardrobe
- Modern Family Bathroom, Plumbing For Ensuite In Master Bedroom
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Allocated Parking Space And Ample Guest Parking Spaces
- Perfect For Downsizers, First Time Buyers And Investors Alike
- Ideally Located Close To Newtownards Town Centre



Accommodation comprises:

Entrance Hall

Storage cupboard

Open Plan Kitchen/Living Dining Room

19'2 x 13'1

Modern range of high and low level units, wooden effect work surfaces, stainless steel sink with mixer tap, 4 ring gas hob with electric under oven, stainless steel extractor fan and hood, stainless steel splashback, integrated dishwasher, space for washing machine, gas fired boiler, wood laminate floor, storage cupboard, electric fire.

Bedroom 1

12'1 x 11'3

Walk In Wardrobe

11'3 x 3'3

Plumbed for ensuite.

Bedroom 2

8'1 x 7'2

Bathroom

Modern white suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin, fully tiled shower cubicle with thermostatic shower, tiled floor, extractor fan.

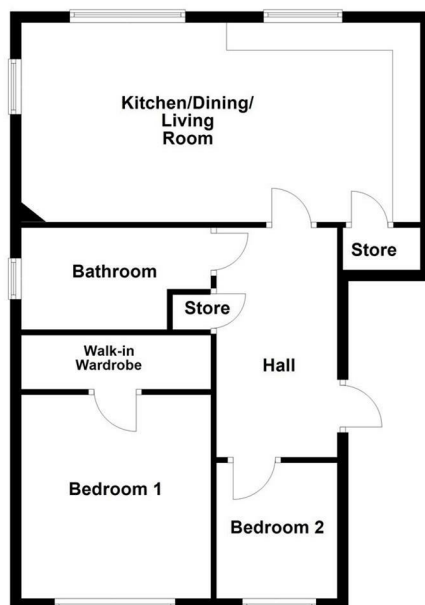
Outside

One allocated parking space, and ample guest parking available.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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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RENTAL DIVISION
028 9070 1000



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