

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 THE COURTYARD, MARY STREET, NEWTOWNARDS,
BT23 4GB**

OFFERS AROUND £129,950



Situated in the heart of Newtownards town centre, this beautifully presented two-bedroom ground floor apartment offers an ideal combination of comfort and convenience, perfect for first-time buyers, downsizers, or investors. Enjoy being just a short stroll from local shops, schools, cafés, and public transport links, with easy access to main arterial routes for effortless commuting.

Inside, the property comprises an entrance porch and hallway leading to a bright, spacious living and dining area with attractive wood laminate flooring, open to a modern fitted kitchen complete with integrated appliances and tiled flooring.

There are two generous double bedrooms, including a master with an ensuite shower room, along with a well-appointed family bathroom. A separate utility room provides plumbing for a washing machine and useful additional storage. The home further benefits from gas central heating and low-maintenance finishes throughout.

This is an excellent opportunity to acquire a move-in-ready apartment in a highly sought-after location. Early viewing is strongly recommended.



Key Features

- Bright & Spacious, Two Bedroom, Ground Floor Apartment
- Large Living And Dining Area, Open Plan To The Kitchen
- Modern Kitchen With A Range Of Integrated Appliances
- Two Double Bedrooms, Master With Ensuite Shower Room
- Separate Utility Room, Plumbed For Washing Machine
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Close To Many Local Amenities And Main Arterial Routes
- Ideally Located In Newtownards Town Centre. No Onward Chain.



Accommodation

Comprises:

Entrance Porch

Wood laminate flooring.

Living/Dining Room

18'10" x 15'4"

Wood laminate flooring.

Kitchen

11'4" x 5'10"

Modern range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and built in drainer, four ring electric hob, integrated oven, integrated extractor fan and hood, integrated dishwasher, integrated fridge/freezer, tiled floor and feature lighting.

Hall

Wood laminate flooring, built in storage.

Utility Room

13'3" x 4'9"

Plumbed for washing machine, work surface space, gas fired boiler.

Bedroom 1

21'7" x 11'9"

Double bedroom, wood laminate flooring.

Ensuite Shower Room

White suite comprising enclosed shower unit with wall mounted overhead shower and glass door, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan, tiled floor, partially tiled walls.

Bedroom 2

9'4" x 10'9"

Double bedroom, wood laminate flooring.

Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, shower screen, low flush w/c, pedestal basin with mixer tap and tile splashback, extractor fan, tiled floor, partially tiled walls.

Outside

Visitor parking.

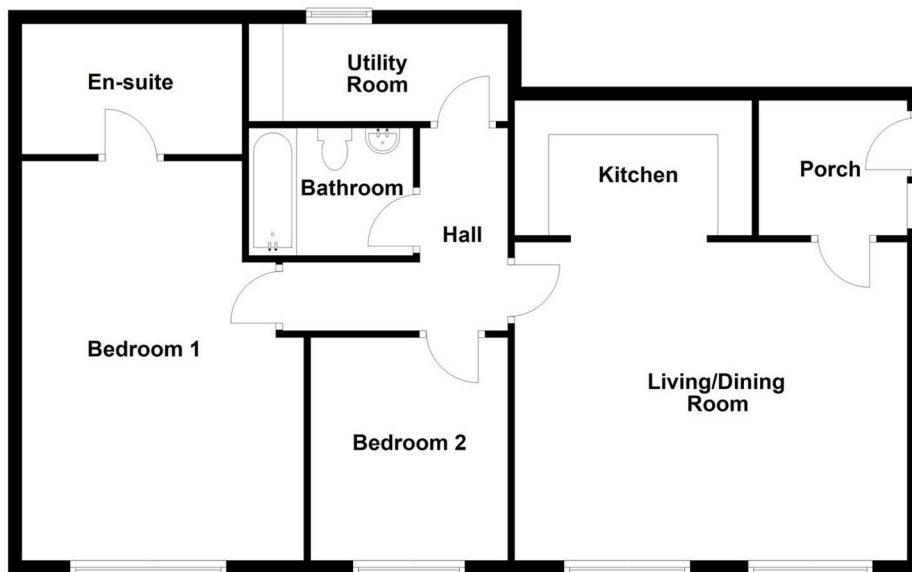
Management Fee

£151.25 per quarter.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark