



**21 SPELGA PLACE,
NEWTOWNARDS, BT23 4ND**

OFFERS OVER £129,950



Situated in the heart of Newtownards, this beautifully modernised end-terrace home offers an excellent opportunity for first-time buyers and investors alike. The property has been comprehensively upgraded in recent years, including a full rewire, a newly installed oil-fired boiler with new radiators, and a new water tank, providing peace of mind for the incoming owner.

Internally, the accommodation comprises two well-proportioned double bedrooms and a bright, welcoming reception room which flows seamlessly into a dining area, creating the perfect living space. The newly fitted kitchen has been finished to a high standard and is complemented by a separate utility area, offering a range of units designed to meet the demands of modern living.

The property is ideally located within walking distance of local shops, cafés, and transport links, ensuring easy access to all the amenities Newtownards has to offer.

Externally, the home benefits from a generous, low-maintenance rear garden featuring a combination of patio area and lawn, ideal for outdoor relaxation and entertaining.

Offered with no onward chain, this move-in-ready home is sure to attract strong interest. Early viewing is highly recommended to fully appreciate all that this attractive property has to offer.

Key Features

- Renovated End-Terraced Property Located In Newtownards Town Centre
- Spacious Living Room Open To Dining Area
- Newly Fitted Modern Kitchen And Separate Utility Room
- Two Double Bedrooms And Modern Shower Room
- Low Maintenance Large Garden
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Walking Distance To All Local Amenities. Perfect As A First Time Buy Or Investment Property
- No Onward Chain, Viewing Is Recommended For This Modern Property



Accommodation Comprises;

Entrance Hall

Wood laminate floor.

Living Room

10'10 x 13'01

Electric fireplace with wooden mantle, tile surround and hearth, wood laminate floor.

Open to:

Dining Room

9'08 x 8'05

Wood laminate floor.

Kitchen

7'01 x 8'04

Modern range of high and low level units with laminate work surfaces, pantry unit, single drainer stainless steel sink unit with mixer tap, integrated oven and four ring electric hob, extractor hood, ceramic tile floor, integrated under worktop fridge and access to utility.

Utility

8'07 x 6'03

Laminate worktop, plumbed for washing machine, vinyl floor and access to rear garden.

First Floor

Landing

Bedroom 1

16'11 x 12'03

Double room, dual aspect windows and built in storage.

Bedroom 2

11 x 8'05

Double room.

Shower Room

Modern white suite comprising shower enclosure with sliding glass doors, overhead electric shower and tiled surround, low flush wc, vanity unit with mixer tap and storage, tiled splashback, tiled walls and ceramic tiled flooring.

Outside

Front: Pathway, mature hedging and plants.
Rear: Patio area leading to area in lawn with mature shrubs and trees, enclosed, outside tap and light.

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.

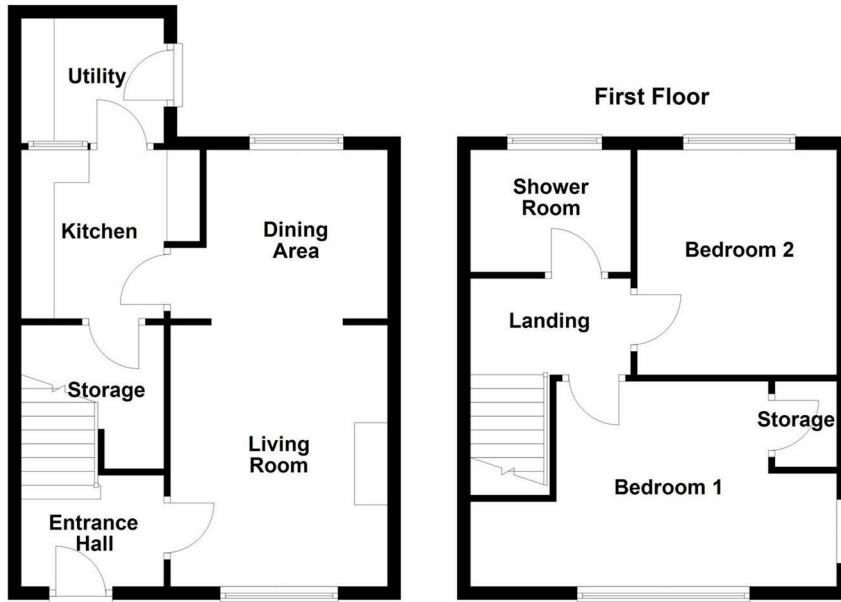
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		62	83
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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