

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**54 CIRCULAR ROAD,
NEWTOWNARDS, BT23 4BN**

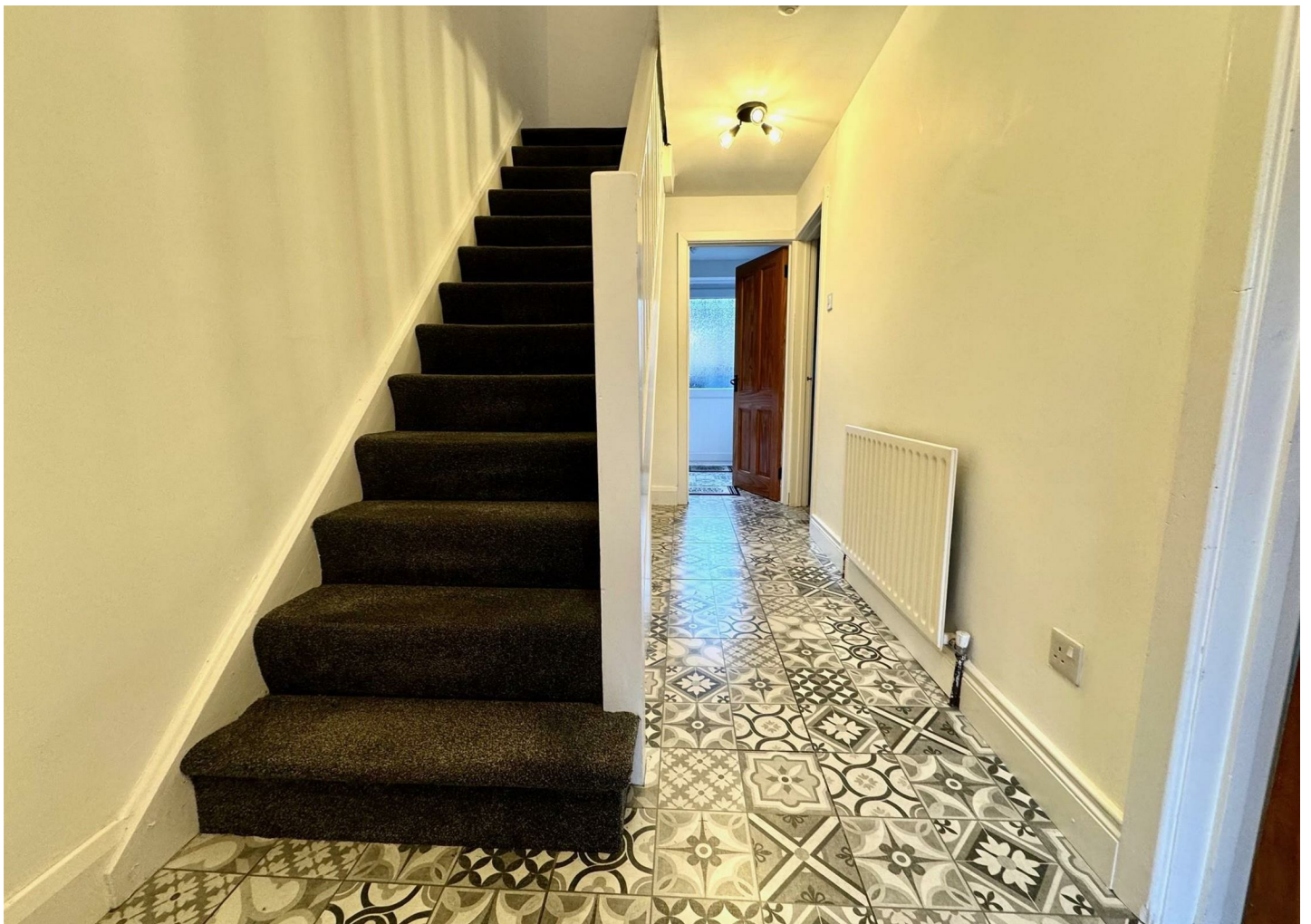
£895 PER MONTH

Welcome to this charming three-bedroom end-terrace property located on Circular Road in Newtownards. This beautifully presented home offers a warm and inviting atmosphere from the moment you step inside. The spacious kitchen provides ample room for appliances and features generous worktop and storage space, complemented by a separate utility room for added convenience. The living room offers a cosy and comfortable setting, perfect for relaxing with family or entertaining guests.

Recently renovated, the property showcases a high standard of workmanship throughout. The thoughtful attention to detail and tasteful finishes create a stylish yet practical living environment that will appeal to a wide range of buyers.

Positioned in a highly desirable and well-established area, this home is ideal for those seeking a peaceful setting without compromising on convenience. With good-sized rooms, modern décor, and a layout that suits both families and professionals alike.

Early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer. Contact us today to arrange your viewing.



Key Features

- Modern Three Bedroom End Terrace Property
- Bright And Modern Living Room
- Fully Enclosed Rear Garden
- Recently Renovated To A High Standard Throughout
- Spacious Kitchen Plumbed And Space For Appliances
- Bathroom Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows.
- Early Viewing Recommended



Accommodation Comprises;

Entrance Hallway

Wood laminate flooring and built in storage.

Living Room

11'11" x 12'9"

Wood laminate floor.

Kitchen

11'11" x 9'4"

Modern range of high and low level units, wood laminate worktops, inset ceramic sink with mixer tap, integrated appliances to include; fridge/freezer, oven, four ring electric hob and dishwasher, stainless steel extractor hood, tiled flooring and part tiled walls.

Utility Room

5'9" x 6'3"

Range of and high level units, wood laminate worktops, tiled flooring, plumbed for washing machine and space for tumble dryer and access to rear garden.

First Floor

Landing

Bedroom 1

9'6" x 11'5"

Double room with wood laminate floor and built in storage.

Bedroom 2

10'8" x 8'6"

Double room with wood laminate floor and built in storage.

Bedroom 3

8'9" x 8'2"

Wood laminate floor.

Shower Room

Modern white bathroom suite comprising walk-in shower with overhead electric shower, vanity unit with mixer tap and storage, low flush wc, fully tiled walls and tiled flooring.

Outside

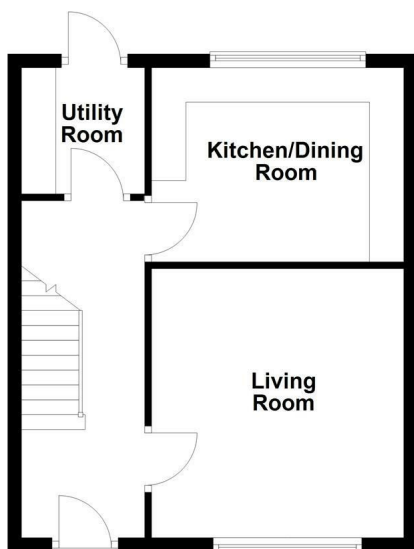
Front; Paved walkway, enclosed and area in lawn

Rear; Paved walkway, enclosed and area in lawn

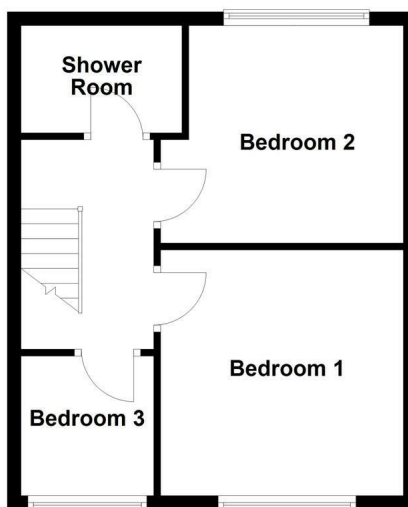




Ground Floor



First 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	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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