



**18A MARK STREET,
NEWTOWNARDS, BT23 4DT**

OFFERS AROUND £109,950



Located within easy reach of Newtownards town centre, 18a Mark Street is a well-presented two bedroom mid-terrace property that offers comfortable, low-maintenance living, ideal for first-time buyers, downsizers or investors alike.

The property benefits from gas fired central heating and double glazed windows throughout. Internally, the ground floor comprises a bright living room with useful under-stairs storage, leading through to a fitted kitchen with a range of high and low level units, laminate work surfaces, stainless steel sink, space for appliances and practical laminate flooring.

On the first floor there are two bedrooms, including a well-proportioned double bedroom, along with a bathroom fitted with a white suite comprising panelled bath with electric shower and glass screen, wash hand basin and WC.

Externally, the property enjoys a fully enclosed, south-facing rear garden laid partly in stone, with an outside tap and light, providing a pleasant and private outdoor space. This convenient location, combined with practical accommodation and outdoor space, makes 18a Mark Street a strong proposition in today's market.

Key Features

- Two Bedroom Mid-Terraced Home Within Newtownards Town Centre
- Spacious And Bright Living Room
- Kitchen With Range Of High And Low Level Units
- Modern White Bathroom Suite
- PVC Double Glazed Windows And Gas Fired Central Heating
- Enclosed, South-Facing Rear Garden
- Perfect As A First Time Buy Or Investment Property
- Early Viewing Is Highly Recommended!



Accommodation

Comprises:

Living Room

12 x 10'05

Under stairs storage.

Kitchen

13'09 x 7'01

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer taps, space for cooker, built in extractor hood, plumbed for washing machine, space for fridge freezer, partly tiled walls and vinyl flooring.

First Floor

Landing

Bedroom 1

10'02 x 9'10

Double room.

Bedroom 2

7'05 x 9'01

Bathroom

White suite comprising panelled bath with mixer taps, electric overhead shower and glass shower screen, pedestal wash hand basin, low flush wc and vinyl floor.

Outside

South-facing rear garden which is fully enclosed with an area in stone, 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.

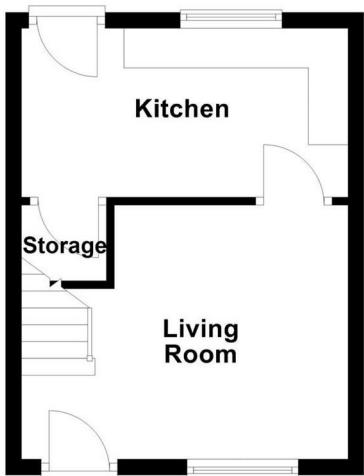
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

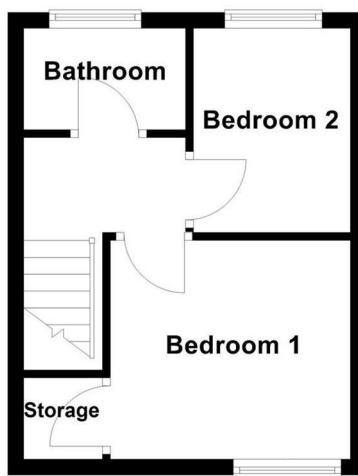




Ground Floor



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	64	68
(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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