

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**81 CIRCULAR ROAD,
NEWTOWNARDS, BT23 4PU**

OFFERS OVER £199,950

Situated on the popular Circular Road in Newtownards, this well-presented semi-detached home has been fully renovated within the last year and offers spacious, modern accommodation in a convenient residential location.

The ground floor comprises a bright living room with bay window, along with a large open-plan kitchen and dining area fitted with modern units, granite work surfaces, integrated appliances and breakfast bar seating. This space opens into the sunroom, providing an additional sitting area with patio doors leading to the south-facing rear garden. A ground floor guest WC completes the layout.

Upstairs, there are three well-proportioned double bedrooms and a modern shower room finished with a contemporary white suite. The former garage has been converted to provide a practical utility area with additional storage.

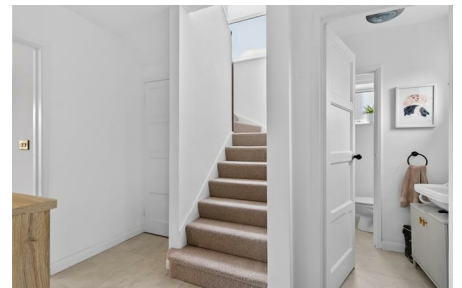
Externally, the property benefits from a tarmac driveway providing off-street parking and a fully enclosed, easily maintained south-facing rear garden with patio area, lawn and mature planting. Further features include gas fired central heating, PVC double glazed windows and no onward chain.

Conveniently located close to both Newtownards and Bangor, with a range of schools, shops and amenities nearby, this is an excellent opportunity to purchase a ready-to-move-into home in a highly regarded area.



Key Features

- Fully renovated semi-detached home located on the popular Circular Road, Newtownards
- Bright living room with bay window to the front
- Sunroom with patio doors opening onto the south-facing rear garden
- Converted garage providing a useful utility area and additional storage
- Spacious and well-presented accommodation throughout, ideal for modern living
- Open-plan kitchen and dining area with granite work surfaces, integrated appliances and breakfast bar
- Three well-proportioned double bedrooms and modern first-floor shower room
- Tarmac driveway, enclosed south-facing rear garden, gas fired central heating, PVC double glazing and no onward chain



Accommodation

Comprises:

Entrance Hallway

Ceramic tiled floor and under stairs storage.

W.C

White suite comprising low flush w.c, semi pedestal wash hand basin with mixer tap and tiled splashback and tiled floor.

Living Room

10'11 x 15'08

Bay window. Ceramic tiled floor.

Kitchen/Dining Room

22'04 x 10'03

Modern range of high and low level units with granite work surfaces, inset stainless steel sink unit with mixer tap, integrated appliances to include; four ring electric hob, Elica angled extractor fan, under oven, fridge freezer and plumbed for dishwasher, partly tiled walls, partly panelled walls, tiled floor, recessed spotlighting, bay window, breakfast bar and space for dining table.

Sunroom

8'11 x 12'06

Ceramic tiled floor and patio doors to rear.

First Floor

Landing

Recessed spotlights and access to hot press.

Bedroom 1

13'08 x 10'04

Double room with built in storage.

Bedroom 2

10'09 x 10

Double room with part panelled walls.

Bedroom 3

8'07 x 10'08

Double room.

Shower Room

Modern white suite comprising low flush wc, walk-in shower with overhead rainfall shower and glass shower screen, vanity unit with storage and mixer tap, built in storage, recessed spotlights, tiled walls and floor.

Garage

8'04 x 18'09

Front storage area with stud wall separation. Rear utility area with high and low level units, stainless steel sink with mixer and drainer, laminate work surfaces, plumbed for washing machine and space for tumble dryer.

Outside

Front: Tarmac driveway for multiple vehicles.

Rear: Fully enclosed South-facing rear garden with patio area, area in lawn, paved walkway, mature plants and trees, 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









