

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

028 91811444

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NETWORK STRENGTH - LOCAL KNOWLEDGE



30 MOVILLA MEWS,  
NEWTOWNARDS, BT23

OFFERS AROUND £219,950



This well-presented four-bedroom family home is located within the highly sought-after Movilla Mews development, offering convenient access to Newtownards town centre, local schools and a wide range of amenities. Arranged over three floors, the property provides generous and flexible accommodation ideal for modern family living.

On the ground floor there is a welcoming entrance hall, a versatile snug which could alternatively be used as a fourth bedroom and benefits from a sliding glass door opening to the rear garden, a spacious utility room with access to both the integral garage and outside, and excellent storage throughout. The first floor hosts a modern fitted kitchen with ample space for informal dining, along with a bright and spacious living room finished with wood laminate flooring. The family bathroom is fitted with a contemporary white suite.

The second floor comprises three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with further built-in storage. The integral garage benefits from power and lighting and adds to the practicality of the home.

Externally, the property enjoys a front garden laid in lawn and a generous stone driveway providing off-street parking. To the rear is a fully enclosed, south-facing garden offering a high degree of privacy, with a lawned area, paved patio ideal for outdoor entertaining, raised flowerbeds and a charming summerhouse. Additional benefits include gas fired central heating and PVC double glazed windows. This is an excellent opportunity to acquire a spacious and adaptable home in a popular and convenient location.



## Key Features

- Well-presented four-bedroom home in the popular Movilla Mews development
- Flexible accommodation over three floors, ideal for family living
- Bright living room and modern kitchen with space for dining
- Gas fired central heating, PVC double glazing and integral garage
- Convenient location close to Newtownards town centre, schools and amenities
- Ground floor snug or fourth bedroom with access to rear garden
- Three well-proportioned bedrooms including master with en-suite
- Enclosed south-facing rear garden, driveway parking and lawned front garden



### Accommodation

#### Comprises:

#### Entrance Hall

Tiled floor.

#### Ground Floor

##### Snug/Bedroom 4

10 x 12'04

Tiled floor, sliding glass door to rear garden.

##### Utility Room

7'08 x 12'07

Range of low level units, laminate worktops, inset stainless steel sink with mixer tap, plumbed for washing machine, space for tumble dryer, vinyl floor and access to garage and rear garden.

#### First Floor

##### Kitchen/Dining

18'01 x 10'09

Modern range of low level units with laminate work surfaces, inset single drainer stainless steel sink unit with mixer taps and drainer, space for range cooker, stainless steel extractor hood, space for fridge/freezer, recessed spotlights, tiled flooring and space for dining.

##### Living Room

11'08 x 20'06

Wood laminate floor.

#### Bathroom

Modern white suite comprising bath with tiled surround, mixer tap with shower attachment, pedestal wash hand basin with mixer tap, partly tiled walls and tiled flooring.

#### Second Floor

##### Landing

##### Bedroom 1

12'01 x 14'10

Double room.

##### En-Suite

White suite comprising shower enclosure with overhead shower, sliding glass doors, pedestal wash hand basin with mixer tap, low flush wc, recessed spotlights and tiled flooring.

##### Bedroom 2

9'09 x 11'10

Double room.

##### Bedroom 3

8'05 x 11'09

Double room with built in storage.

#### Garage

11 x 19'03

Up and over door, power and light.

#### Outside

Front: Area in lawn and stone driveway for multiple vehicles.

Rear: South facing enclosed garden with area in lawn, area in stone, paved patio area with walkway, raised flowerbeds, Summerhouse and shed, 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](http://www.legislation.gov.uk)









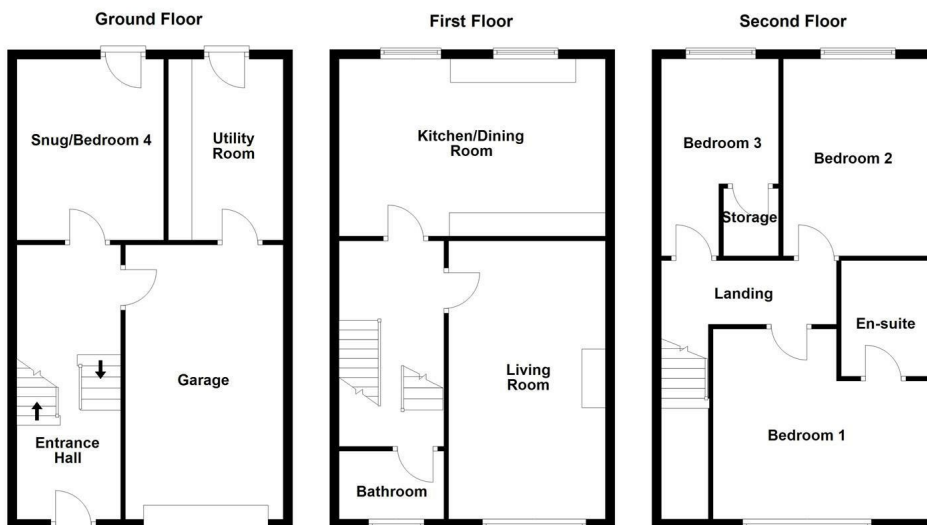












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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