

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 HEATHERMOUNT COURT,
COMBER, BT23 5NT**

OFFERS AROUND £179,950



This well presented two bedroom semi-detached bungalow offers practical, single-level accommodation in a popular residential location, benefitting from an elevated position with views across Strangford Lough and Scrabo Tower.

The accommodation comprises an entrance hall with wood laminate flooring, leading into a comfortable living room featuring a wood burning stove. The kitchen/dining area is fitted with a modern range of high and low level units with laminate work surfaces and matching upstand. Appliances include an integrated under oven, induction hob with stainless steel extractor hood, and plumbing for a washing machine. The room is finished with a combination of tile effect and wood effect laminate flooring, recessed spotlights and a door providing access to the rear garden.

There are two bedrooms, both finished with wood laminate flooring. The bathroom is fitted with a white suite comprising a panelled bath with mixer tap and overhead shower, low flush WC and semi-pedestal wash hand basin. The room also benefits from fully tiled walls, tiled flooring, a chrome feature radiator and panelled ceiling.

Externally, the front garden is laid in lawn with a tarmac driveway providing parking for multiple vehicles and an additional stone area with mature trees and shrubs. The enclosed rear garden includes a decked seating area, lawn and paved section, bordered by fencing. A detached garage with up and over door provides additional storage and houses the oil fired boiler.

Early viewing is recommended to appreciate the setting, views and accommodation on offer.



Key Features

- Semi-detached bungalow with views across Strangford Lough and Scrabo Tower
- Living room benefiting from a wood burning stove and wood laminate flooring
- Modern fitted kitchen with dining space and rear garden access
- Two bedrooms and white bathroom suite with tiled flooring
- Oil fired central heating system and uPVC double glazing
- Tarmac driveway providing parking for multiple vehicles
- Enclosed rear garden with decking, lawn and paved area
- Detached garage with door leading to the rear garden



Accommodation Comprises:

Entrance Hall

Wood laminate flooring.

Living Room

11'05 x 13'10

Fireplace with brick recess, wood burning stove, ceramic timber-effect mantel, wood laminate flooring.

Kitchen/ Dining Room

13'05 x 11'05

Modern range of high and low level units, laminate work surfaces and matching upstand, inset sink unit with mixer tap and drainer, plumbed for washing machine, integrated under oven, induction hob, coloured glass splashback, stainless steel extractor hood, part tiled walls, part tile effect laminate flooring, part wood effect laminate flooring, recessed spotlights, door access to rear.

Bedroom 1

8'9 x 9'10

Wood laminate flooring.

Bedroom 2

8'7 x 9'10

Wood laminate flooring.

Bathroom

White suite comprising panelled bath with mixer tap and overhead shower, low flush wc, semi pedestal wash hand basin with mixer tap, chrome feature radiator, fully tiled walls, panelled ceiling, tiled flooring.

Detached Garage

Up and over door, oil fired boiler, door access to rear garden.

Outside

Front garden in lawn, tarmac driveway for multiple vehicles, area in stone with mature trees and shrubs. Enclosed rear garden, decked seating area, garden in lawn, paved area, boundary fence.

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.

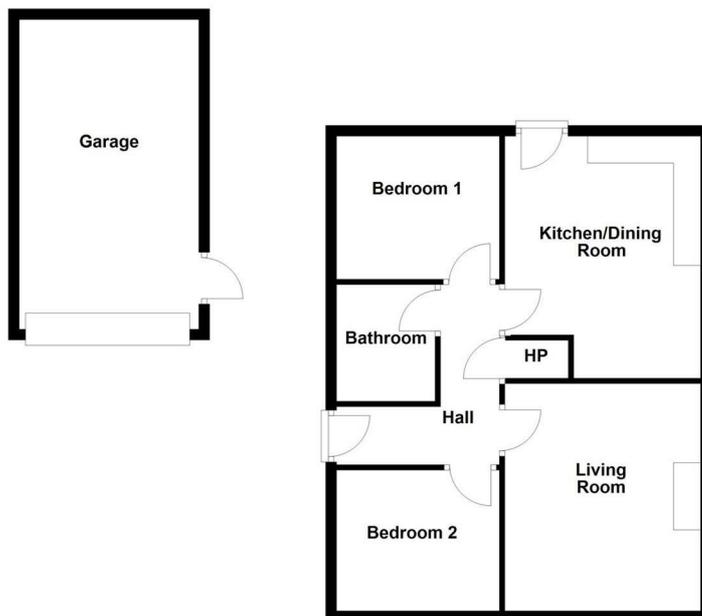
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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		50	68
(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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