

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**26 LILY WOOD LANE,
NEWTOWNARDS, BT23 7GF**

OFFERS OVER £219,950

Situated on a corner site within the Lily Wood Lane development in Newtownards, this semi-detached home was built in 2019 and offers well-presented modern accommodation in a convenient location. The property is within easy reach of the town centre and benefits from good transport links to Belfast and Bangor.

The ground floor comprises a reception room with a marble fireplace and electric fire, and a modern fitted kitchen with dining area to the rear. The kitchen includes a range of integrated appliances, a built-in electric oven with four-ring gas hob, and patio doors to the enclosed rear garden. A ground floor WC provides additional convenience.

On the first floor there are three bedrooms, including a principal bedroom with built-in storage and ensuite shower room. A family bathroom serves the remaining bedrooms, and access to the roof space is available via a Slingsby ladder from the landing.

Externally, the property benefits from a stone driveway providing parking for multiple vehicles with EV charger to the front and side. The enclosed rear garden includes a patio area, lawn and space for a shed, along with outside tap and lighting.

The home further benefits from three years remaining on the NHBC warranty and a mains-powered alarm system.

Early viewing is recommended.



Key Features

- Modern Semi-Detached Home In The Popular Lily Wood Development
- Modern Kitchen With A Great Range Of Integrated Appliances
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Spacious Living Room With Feature Electric Fireplace
- Ground Floor Guest Toilet Suite And First Floor Family Bathroom
- Driveway In Stone For Multiple Vehicles And Fully Enclosed Rear Garden
- Three Years Remaining On NHBC Warranty



Accommodation

Comprises:

Entrance Hallway

Ceramic tiled floor, recessed spotlights.

Living Room

11'7" x 17'5"

Marble fireplace, mantle and hearth with electric fire.

W.C

White suite comprising low flush wc, wall mounted wash hand basin with tiled splashback, extractor fan and tiled flooring.

Kitchen/Dining Room

16'9" x 12'11"

Modern range of high and low level units with laminate work surfaces, inset stainless steel sink unit with mixer tap, integrated appliances to include; fridge/freezer, washing machine, dishwasher, built in electric oven, four ring gas hob, stainless steel extractor fan, space for dining, tiled floor, recessed spotlights and patio door access to enclosed rear garden.

First Floor

Landing

Access to roof space via Slingsby type ladder and access to storage cupboard.

Bedroom 1

12'8" x 10'0"

Double room with built in storage.

En-Suite

White suite comprising low flush wc, semi pedestal wash hand basin with tiled splashback, tiled shower enclosure with overhead shower and glazed door, tiled flooring and recessed spotlights.

Bedroom 2

9'6" x 12'11"

Double room.

Bedroom 3

6'9" x 13'3"

Bathroom

White suite comprising low flush wc, semi pedestal wash hand basin with tiled splashback, panelled bath with handheld shower, part tiled walls, tiled flooring, extractor fan and recessed spotlights.

Outside

Front & Side: Stone driveway for multiple vehicles, EV charger, stone walkway, area in lawn.

Rear: Enclosed rear garden, patio area, space for shed, areas in lawn and stone, outside tap and light.



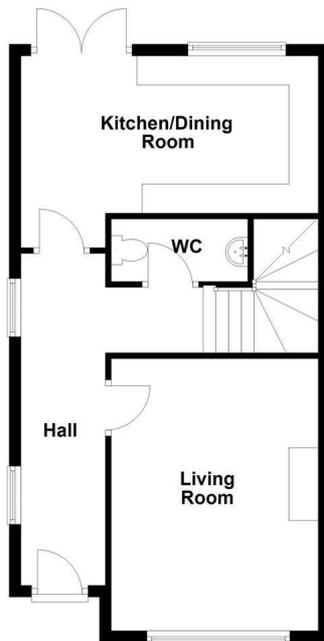




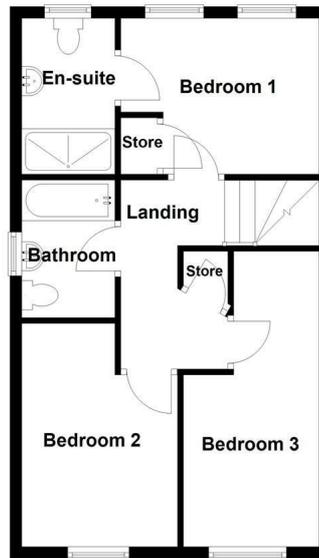




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		79	
(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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