

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 TARA CRESCENT,
NEWTOWNARDS, BT23 7DF**

OFFERS AROUND £164,950



6 Tara Crescent, Newtownards is a well-presented three bedroom semi detached home offering bright, practical accommodation in a convenient and popular location.

The ground floor comprises a welcoming entrance hall with wood effect laminate flooring, leading into a spacious open plan living and dining area. This impressive room extends the full depth of the property and features a modern electric fireplace along with patio doors opening directly onto the rear garden.

The kitchen is fitted with a range of high and low level units, integrated hob and oven, and space for additional appliances. A useful hatch connects the kitchen to the living space, while a door provides direct access to the driveway.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in robes. The modern bathroom is finished with a white suite, fully tiled walls and floor, and a shower over bath.

Externally, the property benefits from a brick paved driveway to the front with space for up to three vehicles. The fully enclosed rear garden is low maintenance, with brick paving, decorative stone areas and space for outdoor use, complete with gated access.

Further benefits include gas fired central heating, PVC double glazed windows and an EPC rating of C73/78.

An ideal home for first time buyers, investors or those seeking a low maintenance property. Early viewing is recommended.

Key Features

- Three bedroom semi-detached home in a popular location
- Spacious living/dining room with patio doors to rear garden
- Kitchen with integrated hob and oven plus space for appliances
- Three well-proportioned bedrooms, principal with built-in robes
- Modern bathroom with shower over bath
- Enclosed, low maintenance rear garden with gated access
- Brick paviour driveway to front with parking for up to three vehicles
- Chain free sale for a straightforward purchase



Accommodation Comprises:

Entrance Hall

Wood effect laminate floor.

Living Room / Dining Area

27'03 x 10'09

(at widest points)

Wood effect laminate flooring. Feature electric fireplace with wooden mantle, tiled surround and hearth. Patio doors to rear garden.

Kitchen

11'04 x 8'

Range of high and low level units with laminate work surfaces, integrated appliances to include: four ring electric hob, under oven and stainless steel extractor hood, built in drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, space for fridge and freezer, partly tiled walls, vinyl flooring, kitchen hatch to living room and door to driveway.

First Floor

Hotpress with storage.

Bedroom 1

12'04 x 10'04

Built in robes.

Bedroom 2

13'0 x 9'0

Bedroom 3

9'04 x 7'10

Wood effect laminate flooring and built in storage.

Bathroom

Modern white suite comprising panelled bath with overhead shower and glazed shower screen, low flush wc, vanity unit with storage and mixer tap, feature chrome wall mounted radiator, fully tiled walls and floor, recessed spotlighting.

Outside

Front: Brick paviour driveway with space for up to three vehicles.

Rear: Fully enclosed with wrought iron gates, brick paviour area, light and tap, bedding areas in decorative stone and space for shed.

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.

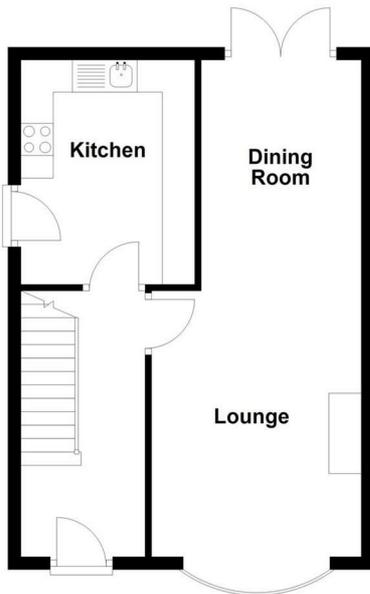
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

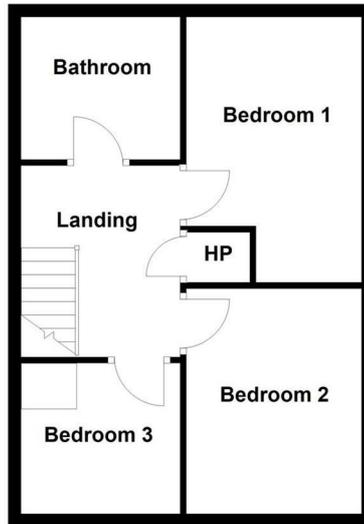




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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.

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