

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**29A FINLAYS ROAD,
NEWTOWNARDS, BT23 8SW**

OFFERS AROUND £214,950

Located in a quiet and sought-after residential setting, 29A Finlays Road, Newtownards is a beautifully presented semi-detached home extending to approximately 1,300 sq ft, built in 2021 and finished to a high modern standard throughout. Offering bright, spacious accommodation and a superb south-facing rear garden with rural views, this stylish home is ideal for families and professionals alike.

The welcoming entrance hall features ceramic tiled flooring, under-stair storage and recessed spotlighting, leading to a generous living room with attractive bay window. To the rear, the impressive open plan kitchen and dining area is fitted with a contemporary range of high and low level units, laminate worktops and integrated appliances including fridge freezer, oven, electric hob and extractor fan. Double patio doors open directly onto the enclosed rear garden, creating an ideal space for entertaining and everyday family living. A convenient ground floor guest WC completes the accommodation on this level.

Upstairs, the bright landing provides access to the roofspace via Slingsby ladder and hotpress storage. The principal bedroom benefits from a modern en-suite shower room with rainfall shower, while two further well-proportioned bedrooms are served by a contemporary family bathroom featuring both bath and separate shower enclosure with rainfall shower head.

Externally, the property enjoys a tarmac driveway with parking for multiple vehicles, EV charging point and lawn area to the front. The large south-facing rear garden is fully enclosed and includes a paved patio area, generous lawn, outside tap and lighting, with pleasant rural aspects beyond.

Further benefits include oil fired central heating, double glazed windows and an excellent B85 EPC rating, offering superb energy efficiency.



Key Features

- Modern semi-detached home built in 2021 extending to circa 1,300 sq ft
- Bright living room featuring attractive bay window
- Contemporary family bathroom with separate bath and rainfall shower
- Large south-facing enclosed rear garden with patio and rural views
- Spacious open plan kitchen/dining area with integrated appliances
- Three well-proportioned bedrooms including principal with en-suite
- Oil fired central heating and double glazed windows throughout
- Tarmac driveway with parking for multiple vehicles and EV charging point



Accommodation

Comprises:

Entrance Hall

Ceramic tiled floor and under staircase storage. Recessed spotlights.

Living Room

11'05 x 17'07

Feature bay window, and recessed spotlights.

Kitchen/Dining Room

18'08 x 13'08 (at widest points)

Modern range of high and low level with laminate work surfaces and matching upstands. Single drainer, stainless steel sink unit with mixer tap. Integrated appliances to include; fridge freezer, under oven, 4 ring electric hob and stainless steel extractor fan. Plumbed for washing machine. Recessed spotlights, ceramic tiled floors and double patio doors to rear garden.

Guest WC

White suite comprising wall mounted wash hand basin with mixer tap and feature tiled splash back. Low flush wc and feature chrome wall mounted radiator. Ceramic tiled floor.

First Floor

Landing

Access to hotpress and roofspace via slingsby ladder. Recessed spotlights.

Bedroom 1

11'04 x 12'06

Recessed spotlights.

En-Suite

Modern white suite comprising; shower inclosure with overhead rainfall shower head, low flush wc., wall mounted wash hand basin with mixer tap. Feature chrome wall mounted radiator, recessed spotlights, partly tiled walls and tiled floor.

Bedroom 2

9'06 x 11'11

Bedroom 3

8'10 x 9'08

Bathroom

Modern white suite comprising; panelled bath with mixer tap and handheld showerattachment, shower inclosure with overhead rainfall shower head, low flush w.c., wall mounted wash hand basin with mixer tap. Feature chrome wall mounted radiator, recessed spotlights, partly tiled walls and tiled floor.

Outside

Front; Tarmac driveway for multiple vehicles, area in lawn and pre-wired for car charging point. Estate fencing. Rear; South facing, fully enclosed large rear garden with area in lawn and paved patio area, space for shed, rural views, outside tap and light.



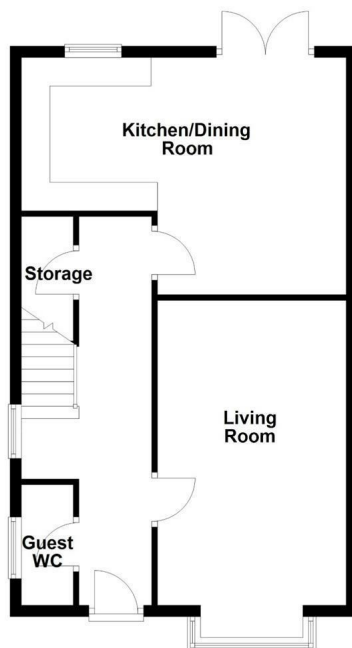




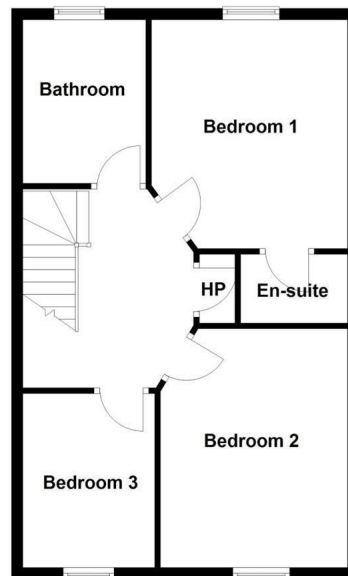




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(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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