

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 SOUTH STREET MEWS,
NEWTOWNARDS, BT23 4LB**

OFFERS OVER £129,950



Situated within walking distance of Newtownards town centre, 21 South Street Mews is a well-presented ground floor apartment offering convenient and low maintenance living, ideal for first time buyers, downsizers or investors alike.

The accommodation comprises an entrance hall with useful storage cupboards, leading through double doors to a bright and spacious living room. The kitchen is fitted with a range of high and low level units, integrated appliances including a fridge freezer, gas hob and oven, and provides space for a washing machine. Patio doors open directly onto the private rear garden.

There are two bedrooms, including a principal bedroom with ensuite shower room, while the second bedroom offers flexibility for use as a guest room, study or home office. The main bathroom is fitted with a white suite including a panelled bath and tiled floor.

Externally, the property benefits from an enclosed private rear garden and allocated parking. This attractive ground floor apartment offers both comfort and convenience in a central and sought-after location.

Key Features

- Well-presented ground floor apartment in a convenient location within walking distance of Newtownards town centre
- Bright living room accessed via double doors from entrance hall
- Fitted kitchen with range of units, integrated oven, gas hob and patio doors to rear garden
- Two bedrooms including principal with ensuite shower room
- Additional bathroom with white suite, panelled bath and tiled floor
- Gas fired central heating and uPVC double glazed windows
- Enclosed private rear garden offering outdoor space and privacy
- Allocated parking included with the property



Accommodation

Comprises:

Entrance Hall

Storage cupboards, double doors leading to:

Living Room

12'8" x 8'11"

Kitchen

16'0" x 7'3"

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated under oven, 4 ring gas hob, stainless steel extractor fan, integrated fridge freezer, plumbing and space for washing machine, part tiled walls, tiled floor, patio doors to rear garden.

Bedroom 1

12'11" x 8'11"

Double room.

Ensuite Shower Room

White suite comprising enclosed shower cubicle, low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor.

Bedroom 2

9'7" x 6'2"

Bathroom

White suite comprising panelled bath with mixer tap and hand held shower, part tiled walls, low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor.

Outside

Enclosed private rear garden, allocated parking.

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.

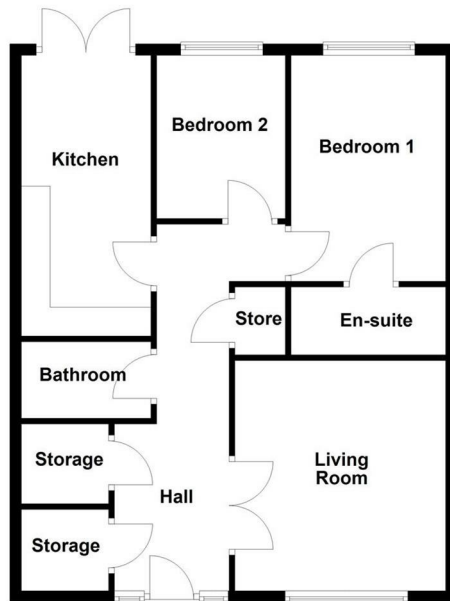
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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		79	80
(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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