

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**11 ROCKLAND CRESCENT,
NEWTOWNARDS, BT23 8SF**

OFFERS AROUND £179,950

11 Rockland Crescent, Newtownards is a well-presented semi-detached home occupying a generous corner site within a popular and convenient residential location. Offering bright, adaptable accommodation and excellent outdoor space, this attractive property will appeal to first time buyers, young families and downsizers alike.

Internally, the home comprises a welcoming entrance hall leading to a spacious living room with wood burning stove, feature brick wall and wood laminate flooring, open through to a separate dining area creating an ideal space for everyday living and entertaining. A conservatory to the rear further enhances the accommodation and provides direct access to the south-facing garden.

The kitchen is fitted with a range of high and low level units, laminate worktops, integrated oven, electric hob and extractor fan, along with space for additional appliances and useful understairs storage.

On the first floor there are three well-proportioned bedrooms, all benefiting from built-in storage, and a family bathroom fitted with a white suite including panelled bath with overhead shower.

Externally, the property enjoys a large tarmac driveway and well-maintained front lawn with mature planting. The fully enclosed rear garden has been designed for low maintenance living and features patio areas, raised decked entertaining space, hedging and space for a shed.

Further benefits include gas fired central heating and PVC double glazed windows throughout. Conveniently located close to local schools, amenities and transport links, this is a fantastic opportunity to purchase a home in a highly regarded area of Newtownards.



Key Features

- Modern semi-detached home within walking distance to local amenities
- Kitchen with a good range of units and under staircase storage
- Attractive front garden and fully enclosed, South-facing rear garden
- Gas fired central heating and PVC double glazed window
- Three well-proportioned bedrooms on the first floor
- Two reception rooms, lounge with wood burning stove
- Off street parking for multiple vehicles
- Early viewing is highly recommended for this exceptional home



Accommodation

Comprises:

Entrance Hall

Tiled flooring.

Living Room

13'11 x 11'09

Wood laminate floor, wood burning stove and feature brick wall.

Open to:

Dining Room

10'05 x 10'09

Wood laminate floor and feature brick wall.

Conservatory

Laminate floor and access to rear garden.

Kitchen

8'05 x 11'04

Range of high and low units with wood laminate worktops, inset single stainless steel sink unit with mixer tap, plumbed for dishwasher and washing machine, space for free standing fridge/freezer, integrated appliances include; oven, electric hob and extractor fan, laminate flooring, under stairs storage and part tiled walls.

First Floor

Landing

Built in storage.

Bedroom 1

14'02 x 10

Double room with built in storage.

Bedroom 2

9'11 x 9'10

Double room with built in storage.

Bedroom 3

9'05 x 7'01

Wood laminate floor with built in storage.

Bathroom

White suite comprising panelled bath with over head shower with glass shower screen, pedestal wash hand basin with mixer tap, low flush w/c, tiled floor and part tiled walls.

Outside

Front: Large driveway, area in lawn and mature plants and shrubs.

Rear: Fully enclosed rear garden with patio area, space for shed, hedging, raised decked entertainment area and South-facing.

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



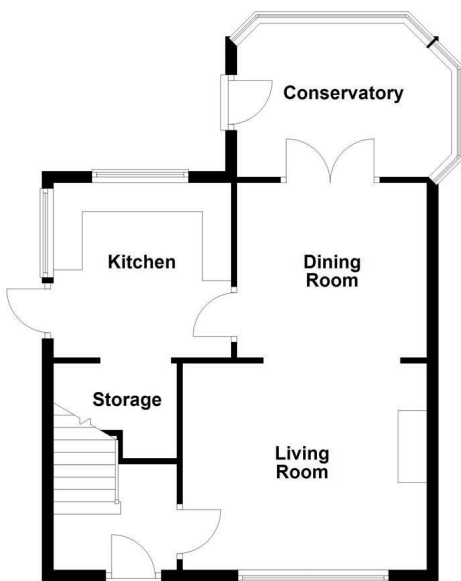




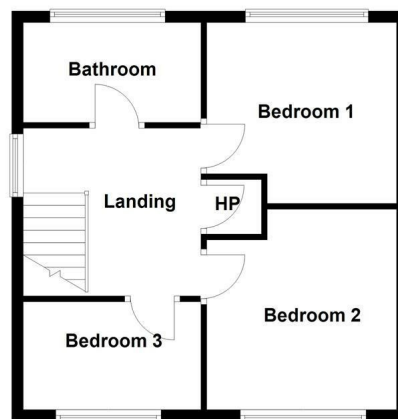




Ground Floor



First Floor



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