

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 CAIRNDORE ROAD,
NEWTOWNARDS, BT23 8RD**

OFFERS OVER £249,950

Situated in a popular residential area of Newtownards, this attractive semi-detached home at 5 Cairndore Road offers well-presented and spacious accommodation ideal for first-time buyers, young families and downsizers alike. Benefiting from a detached garage, sunroom and enclosed rear garden, the property combines practical living space with a convenient location close to local schools, shops and amenities.

Internally, the property is bright and well maintained throughout. The ground floor comprises a welcoming entrance hallway, spacious living room with attractive open fireplace, and a fitted kitchen featuring a range of integrated appliances and ample storage. The adjoining dining room provides excellent entertaining space and leads through to a generous conservatory overlooking the rear garden. A convenient ground floor WC further enhances the practicality of the accommodation.

On the first floor, there are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and modern ensuite shower room, and a family bathroom is fitted with a contemporary white suite and access to hot press.

Externally, the property benefits from a tarmac driveway providing off-street parking for multiple vehicles together with an area laid in lawn to the front. The enclosed rear garden offers an excellent degree of privacy and features a lawn, patio area, paved walkway, mature planting, outside tap and lighting, creating an ideal space for relaxing and entertaining. A detached garage with roller shutter door, power and light, together with a separate utility room, further adds to the home's appeal.

Offering comfortable accommodation in a convenient and sought-after location, this excellent home is sure to attract strong interest and early viewing is highly recommended.



Key Features

- Well-presented semi-detached property offering bright and practical accommodation throughout
- Stylish fitted kitchen with integrated appliances and adjoining dining area ideal for everyday family living
- Principal bedroom benefiting from built-in storage and a modern ensuite shower room
- Excellent outdoor space including a private enclosed rear garden with patio and mature planting
- Comfortable lounge centred around a feature open fire, creating an ideal space for relaxing
- Spacious conservatory overlooking the rear garden and providing additional reception space
- Contemporary family bathroom fitted with bath.
- Detached garage, utility room and generous driveway parking adding to the home's practicality



Accommodation

Comprises:

Entrance Hallway

Wood laminate flooring.

Living Room

16'07 x 13'06

Wood laminate flooring, open fireplace with tiled hearth and surround.

WC

White suite comprising: low-flush WC, and pedestal wash hand basin with mixer tap.

Kitchen

12 x 10

A range of high and low-level units with a laminate worktop, inset ceramic sink with mixer tap and drainer, integrated oven, four-ring electric hob and fridge freezer, stainless steel extractor fan, part-tiled walls, and a tiled floor.

Dining Room

10'11 x 10

Wood laminate flooring.

Sun Room

10'02 x 13'06

Wood laminate flooring and patio doors to rear garden.

First Floor:

Landing

Bedroom 1

11'11 x 11'11

Ensuite and built in wardrobes.

Ensuite

A modern white suite comprising: shower enclosure with overhead electric shower and sliding glass doors, low-flush WC, and pedestal wash hand basin with mixer tap, complemented by tiled walls, tiled flooring, and an extractor fan.

Bedroom 2

11'09 x 9'05

Bedroom 3

7'11 x 9'05

Bathroom

A modern white suite comprising: low-flush WC, and pedestal wash hand basin with mixer tap, panelled bath with handheld shower attachment, fully tiled walls, tiled flooring, extractor fan, and access to the hot press.

Detached Garage

14'04 x 17'11

Roller shutter door with power and light.

Utility Room

5'02 x 11'04

Plumbed for a washing machine with space for a dryer, fitted worktops with sink and access to boiler.

Outside

Front: Area in lawn with paved walkway and tarmac driveway providing off-street parking for multiple vehicles.

Rear: Enclosed garden with area in lawn, patio area, paved walkway, outside tap and light, complemented by mature plants and trees.

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







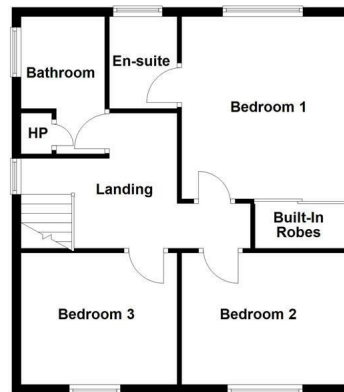




Ground Floor



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		62	78
(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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