

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**67 SARATOGA AVENUE,
NEWTOWNARDS, BT23 4BD**

OFFERS AROUND £189,950



Situated in a popular residential area of Newtownards, 67 Saratoga Avenue is a charming and well-maintained three bedroom semi-detached bungalow offering versatile accommodation and well maintained gardens, ideal for families or first time buyers alike.

The accommodation comprises a welcoming entrance hall with solid Oak wood flooring and useful under stair storage space. The bright living room features an attractive open fireplace with granite tiled hearth and surround, while the separate dining room also benefits from solid Oak flooring and leads through to a conservatory with tiled floor and double patio doors opening onto the rear garden.

The kitchen is fitted with a range of high and low level units, granite work surfaces and breakfast bar seating, along with space for appliances and direct access to the rear garden. The ground floor further benefits from a double bedroom and bathroom suite.

Upstairs, there are two additional bedrooms, including a spacious principal room with an enclosed shower area and wash hand basin. Bedroom three benefits from useful eaves storage.

Externally, the property enjoys mature gardens to the front, side and rear with lawns, patio areas, shrubs and hedging creating a private outdoor setting. The rear garden also provides space for one vehicle, along with a boiler house, outside tap and lighting. A detached log cabin further enhances the property, offering excellent potential for a home office, gym or additional entertaining space.

Key Features

- Charming three bedroom semi-detached home located in a popular residential area
- Bright living room with open fireplace, granite tiled hearth and wooden mantle
- Separate dining room with solid Oak wood flooring leading to conservatory
- Conservatory with tiled floor and double patio doors opening to rear garden
- Kitchen with granite work surfaces, breakfast bar seating and access to rear garden
- Ground floor bedroom plus two first floor bedrooms, including principal with enclosed shower area
- Oil fired central heating system and uPVC double glazed windows throughout
- Mature gardens with patio areas and detached log cabin ideal for home office or gym



Accommodation

Comprises:

Entrance Hall

Solid Oak wood flooring, space for storage under the stairs.

Living Room

12'6" x 16'1"

Open fireplace, granite tiled hearth and surround with wooden mantle.

Dining Room

8'7" x 16'1"

Solid Oak wood flooring.

Conservatory

8'3" x 11'10"

Tiled floor, double patio doors leading into rear garden.

Kitchen

10'6" x 10'9"

Range of high and low level units, granite work surfaces, inset sink with mixer tap and drainer, plumbed for washing machine, space for fridge/freezer, hot press and storage, space for cooker, integrated extractor fan, breakfast bar, granite splashback, tiled floor, back door to enclosed rear garden.

Bedroom 1

11'0" x 10'9"

Double bedroom with wood laminate floor.

First Floor

Bedroom 2

11'10" x 14'4"

Double bedroom, wood laminate flooring, leading through to enclosed shower unit, wall mounted overhead shower, panelled walls, glass shower door, pedestal wash hand basin with mixer taps, tiled floor.

Bedroom 3

8'8" x 12'2"

Wood laminate floor, eaves storage.

Outside

Front and Side - Area in lawn, stoned area, wood chip beds, area in mature shrubs and hedging, paved walkway.
Rear - Area in lawn, area in patio, stoned area, area in mature shrubs and hedging, boiler house, outside tap and light, space for one vehicle.

Log Cabin

9'10" x 9'10"





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		54	64
(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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