

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

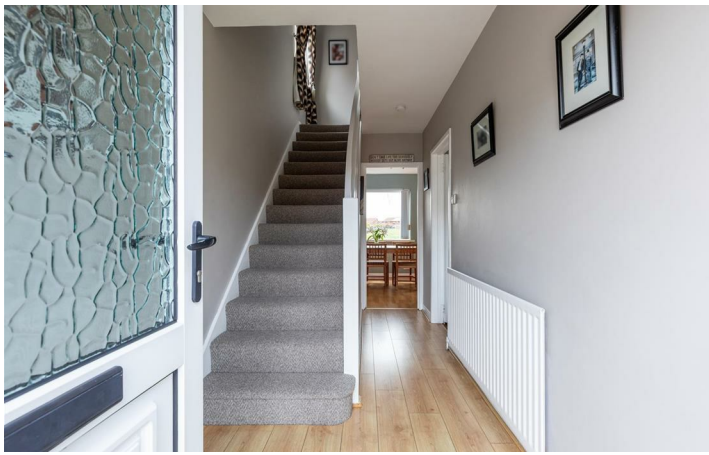
newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 ABBEYDALE DRIVE,
NEWTOWNARDS, BT23 8RU**

OFFERS OVER £199,950



Situated in a popular residential area of Newtownards, this attractive three bedroom semi-detached home offers an excellent opportunity for first-time buyers, young families or those looking to downsize within a convenient and established location. Constructed circa 1976, the property enjoys ease of access to local schools, shops, leisure amenities and commuter routes, while Newtownards town centre is only a short drive away.

The accommodation is bright and well maintained throughout, with a comfortable living room and an open kitchen with dining space overlooking the rear garden, creating a practical layout for both everyday living and entertaining. Upstairs, the property offers two generous bedrooms along with a versatile third room, ideal for use as a nursery, dressing room or home office, complemented by a modern family bathroom.

Externally, the property benefits from a particularly spacious driveway providing excellent off-street parking, together with a detached garage and an enclosed rear garden with decked seating area, ideal for relaxing or entertaining outdoors.

The property currently benefits from an EPC rating of 62, with potential to improve to 85, offering buyers an opportunity to further enhance the home's energy efficiency over time.

With its appealing location, adaptable accommodation and excellent outdoor space, early viewing is highly recommended to fully appreciate all this home has to offer.

Key Features

- Well-maintained semi-detached home, ideal for a range of purchasers
- Spacious lounge with attractive wood flooring creating a warm and inviting living space
- Two excellent main bedrooms complemented by a versatile third room ideal as a nursery, office or dressing room
- Contemporary bathroom with white, three piece suite
- Generous driveway providing ample off-street parking alongside a detached garage
- Enclosed rear garden with decked seating area, perfect for outdoor entertaining and family use
- Fitted kitchen with open dining area overlooking the rear garden
- Conveniently located close to local schools, shops, amenities and commuter routes into surrounding areas



Accommodation comprises:

Entrance Hall

Wood laminate flooring.

Living Room

14 x 10'11

Wood flooring and corniced ceiling.

Kitchen/Dining Area

17'03 x 9'09

Range of high and low level units with laminate work surfaces, stainless steel sink with mixer tap and drainer, space for fridge freezer, space for cooker, integrated extractor fan and plumbed for washing machine. Door to the rear garden. Wood laminate flooring and space for dining.

First Floor

Landing

Access to roofspace.

Bedroom 1

13'10 x 10'10

Corniced ceiling and built in wardrobe.

Bedroom 2

10'10 x 10'01

Wood laminate flooring.

Bedroom 3

9'08 x 7'10 (at widest points)

Built in wardrobe.

Bathroom

Modern white suite comprising tiled bath with mixer tap, overhead Triton shower and glazed screen, low flush WC, pedestal wash hand basin with mixer tap, built-in shelving, fully tiled walls and floor.

Detached Garage

Power and light. Oil fired boiler.

Outside

Front: Tarmac driveway with access to garage. Area in lawn with mature shrubs and plants.

Rear: Decked entertaining area with outside tap, oil storage tank, gated access to the lower garden and access to the garage.

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.

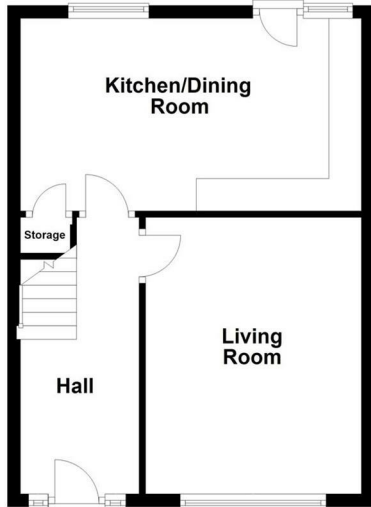
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

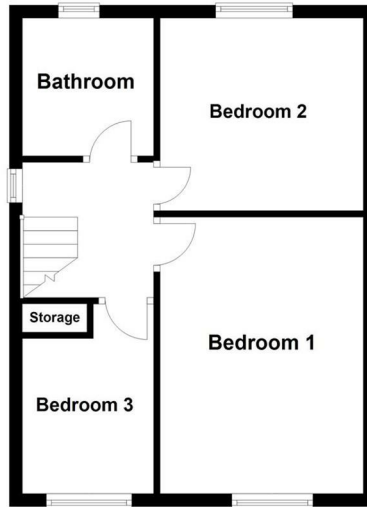




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX ©Ulster Property Sales is a Registered Trademark