

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 BLACKWOOD CRESCENT,  
NEWTOWNARDS, BT23 4XX**

**OFFERS OVER £195,000**



Located in the highly sought-after Blackwood Avenue area of Newtownards, this beautifully presented semi-detached home offers practical accommodation over two floors, finished in a modern style and ideally suited to a wide range of buyers.

The property is accessed via a welcoming entrance hall featuring wood-effect tiled flooring and useful understair storage, plumbed for a washer dryer. The bright living room enjoys patio doors opening onto the enclosed south-facing rear garden. The contemporary kitchen is fitted with a range of high and low level units, integrated appliances and space for dining. The kitchen is further enhanced by part-tiled walls, wood-effect tiled flooring and recessed spotlighting. A convenient ground floor guest WC completes the accommodation on this level.

Upstairs, there are two well-proportioned double bedrooms, each benefitting from its own en-suite facilities with a modern white suite. Externally, the property benefits from a tarmac driveway providing off-street parking for multiple vehicles, along with a paved walkway. The fully enclosed south-facing rear garden offers an excellent degree of privacy and features a paved patio area ideal for outdoor entertaining, mature plants and shrubs, outside lighting, an outside tap and gated access to the driveway.

Early viewing is highly recommended to fully appreciate the excellent space, presentation and convenient location this home has to offer.



## Key Features

- Beautiful semi-detached home in the popular Blackwood development
- Bright living room with double doors leading to the rear garden
- Modern kitchen/dining area with integrated appliances
- Ground floor guest WC and under staircase storage
- Two double bedrooms, both benefiting from ensuites
- Tarmac driveway with space for multiple vehicles
- Low maintenance rear South facing garden with mature plants
- Fantastic property in a great location, viewing is highly recommended!



## Accommodation

### Comprises:

#### Entrance Hall

Wood effect tile floor and under staircase storage with washer dryer.

#### Living Room

14'01 x 11'08

Wood effect tile floor and patio doors to rear garden.

#### Kitchen/Dining Area

6'11 x 16'08

Range of high and low level units, laminate work surfaces, integrated fridge/freezer, integrated oven and 4 ring gas hob with stainless steel extractor fan and hood, integrated dishwasher, inset stainless steel sink with mixer tap and drainer, space for dining, part tiled walls. Wood effect tile floor and recessed spotlighting.

#### Guest W.C

#### First Floor

#### Landing

#### Bedroom 1

14 x 9'11

#### En-Suite Bathroom

White suite comprising semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, panelled bath with overhead shower and glass shower screen, tiled floor and extractor fan.

#### Bedroom 2

14 x 8'09

Built-in storage.

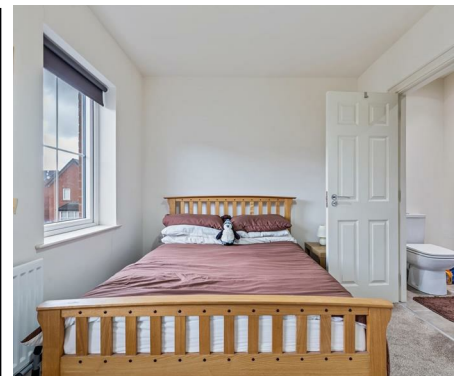
#### En-Suite Shower Room

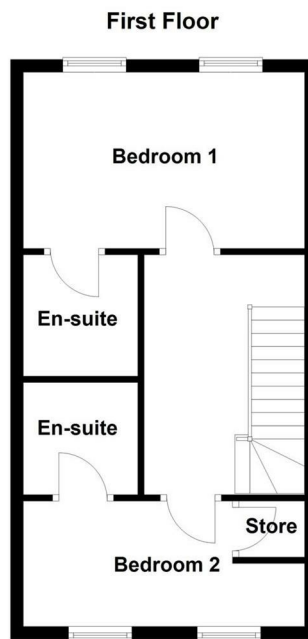
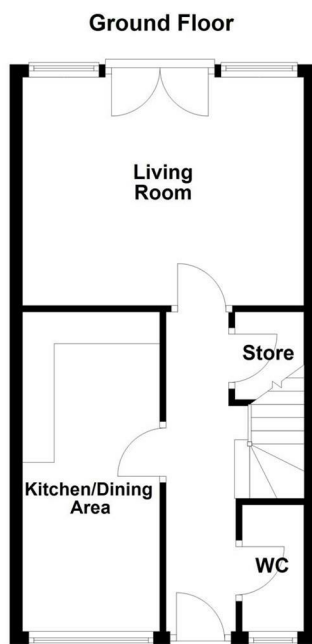
White suite comprising semi-pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, shower enclosure with overhead shower and sliding glass door, tiled floor and extractor fan.

#### Outside

Front: Tarmac driveway for multiple vehicles, paved walkway, area in lawn and mature plants.

Rear: Enclosed South facing, area in lawn, patio area, space for shed, mature plants, outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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