

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 BEECHDENE CRESCENT,
NEWTOWNARDS, BT23 8RZ**

OFFERS OVER £235,000

Just minutes from Newtownards town centre, this beautifully maintained detached family home offers spacious and versatile accommodation ideal for modern family living. A well-maintained rear garden with mature planting provides a private outdoor space ideal for relaxing and entertaining, while the property's convenient location offers easy access to local schools, shops and amenities.

Internally, the home is presented to a high standard throughout and offers bright, flexible accommodation extending over two floors. The ground floor comprises a welcoming entrance hall, a spacious living room with attractive open fire, and a modern open plan kitchen and dining area with ample space for informal family living and entertaining, together with access to the rear garden. There is also a contemporary shower room and an additional reception room/fourth bedroom overlooking the garden. An integral garage and excellent storage further enhance the practicality of the home.

Upstairs, there are three well-proportioned bedrooms together with a family bathroom fitted with a white suite. Recent updates, including newly fitted carpets in two bedrooms, add to the home's move-in-ready appeal.

Externally, the property benefits from off-street parking for two vehicles to the front, while the fully enclosed rear garden provides an ideal space for families and entertaining alike, featuring a large lawn, paved seating area and raised decked entertaining space.

Combining generous accommodation, a private setting and a highly convenient location, this attractive home is sure to appeal to a wide range of purchasers.

We recommend viewing at your earliest convenience as we anticipate great interest in this property.



Key Features

- Detached four bedroom property with large private garden
- Spacious open plan kitchen/dining and living room with open fire
- Three bedrooms located on the first floor, with an additional fourth room on the ground floor, ideal as a further bedroom or reception area
- Well maintained throughout and decorated to a good standard
- Ground floor shower room and first floor family bathroom
- Off street parking for two vehicles and integral garage
- Private rear garden with lawn, mature plants and shrubs and raised decked entertaining area
- Early viewing is highly recommended for this lovely family home



Accommodation

Comprises:

Entrance Porch

Tiled flooring, glazed door to entrance hall.

Entrance Hallway

Wood laminate flooring, storage under stairs.

Living Room

13'5" x 12'5"

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

Dining Room

10'2" x 9'10"

Wood laminate flooring, sliding doors to rear garden.

Kitchen

15'8" x 12'1"

Modern range of high and low level units, wood laminate work surfaces, space for fridge/freezer, one and a half bowl composite sink unit with mixer tap, part tiled walls, plumbed for washing machine, built in electric under oven, four ring gas hob with stainless steel extractor fan and hood, feature glazed unit, space for informal dining, recessed spotlights.

Bedroom 4/Reception Room

11'1" x 9'2"

Wood laminate flooring, overlooking rear garden.

Shower Room

White suite comprising low flush wc, corner wall mounted wash hand basin with tiled splashback, tiled shower enclosure with overhead shower and glazed door, wall mounted chrome radiator and vinyl flooring.

First Floor

Landing

Access to roofspace.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, panelled bath with "Mira" overhead shower and glazed screen, part tiled walls and tiled flooring.

Bedroom 1

11'9" x 10'2"

Underlay and carpet newly fitted in March 2025 and two built in storage areas.

Bedroom 2

11'5" x 9'10"

Underlay and carpet newly fitted in September 2025.

Bedroom 3

8'10" x 7'2"

Integral Garage

16'0" x 10'2"

Power and light and oil fired boiler.

Outside

Front: Off street parking for two vehicles, area in lawn and mature hedging.

Rear: Area in lawn, raised decked entertaining area, paved section, mature plants, shrubs and trees, outside tap, outside light, fully enclosed and private site.

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



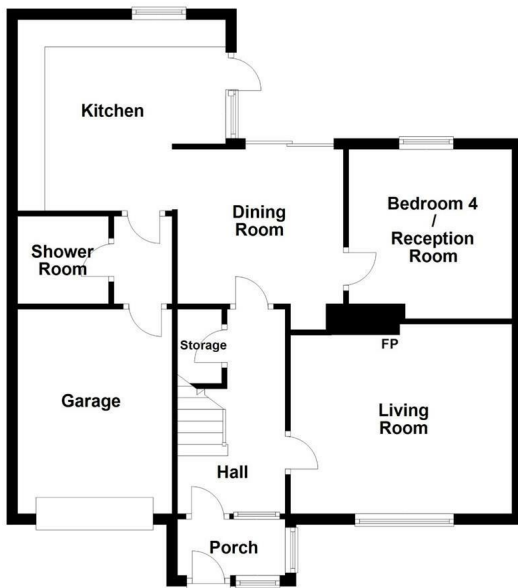




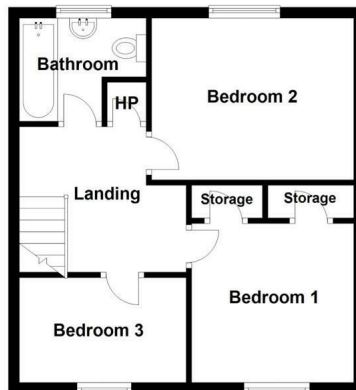




Ground Floor



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	50	65
(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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