

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 TULLYNAGARDY GROVE,  
NEWTOWNARDS, BT23 4ZJ**

**OFFERS OVER £235,000**



Located within the popular Tullnagardy development, 6 Tullnagardy Grove is a beautifully presented three-bedroom semi-detached home offering modern, low-maintenance living in a convenient residential setting. Finished to a high standard throughout, the property is ideally suited to first-time buyers, young families and those seeking a home ready to move straight into.

The accommodation comprises a welcoming entrance hall with wood laminate flooring leading to a spacious living room featuring a bay window, electric fireplace with wooden mantel, tiled surround and hearth, built-in storage and laminate flooring. To the rear, the modern fitted kitchen offers an excellent range of high and low-level units, laminate work surfaces with matching upstands, inset stainless steel sink, integrated fridge freezer, washing machine, oven and four-ring electric hob with black matte Caple extractor hood. A breakfast bar, recessed spotlights and kickboard lighting complete this stylish space. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the property offers three well-proportioned double bedrooms, including a principal bedroom with built-in robes and a contemporary en-suite shower room. Bedroom two also benefits from built-in robes, while the family bathroom is fitted with a modern white suite including a panelled bath with overhead shower and glass screen.

Externally, the front of the property provides a generous tarmac driveway with parking for multiple vehicles, lawn area, paved pathway, decorative stone beds and mature planting. To the rear is a fully enclosed, south-facing garden with lawn, tiled patio area, outside tap and lighting, mature trees and space for a garden shed, creating an ideal space for outdoor entertaining and family



## Key Features

- Attractive three bedroom semi-detached home in the popular Tullnagardy development
- Spacious living room with bay window, feature fireplace and built-in storage
- Modern fitted kitchen with integrated appliances and breakfast bar
- Convenient ground floor WC with contemporary white suite
- Principal bedroom with built-in wardrobes and en-suite shower room
- Two additional double bedrooms, one with built-in wardrobes
- Tarmac driveway providing parking for multiple vehicles
- Enclosed South-facing rear garden with lawn, patio and mature trees



### Accommodation Comprises:

#### Entrance Hall

Wood laminate floor.

#### Living Room

13'02 x 19'07

Feature bay window, electric fireplace with wooden mantel, tiled surround and hearth. Built-in storage and wood laminate floor.

#### Kitchen

13'01 x 10'03

Modern range of high and low level units, laminate worktops with matching upstands, inset stainless steel sink unit with mixer tap and drainer, integrated appliances to include; fridge freezer, washing machine, oven, 4 ring electric hob, black matte Caple extractor hood, and breakfast bar. Recessed spotlights and kickboard spot lighting.

#### Guest WC

White suite comprising, low flush wc, semi pedestal wash hand basin with mixer tap, tiled floor.

#### First Floor

#### Landing

Access to roofspace via slinging ladder, access to hot press.

#### Bedroom 1

11'01 x 9'09

Built-in robes.

#### En-suite

Modern white suite comprising; shower enclosure with bifold doors and overhead shower, low flush wc, semi pedestal wash hand basin with mixer tap, tiled splashback, tiled floor, recessed spotlights and extractor fan.

#### Bedroom 2

8'02 x 12'09

Built-in robes.

#### Bedroom 3

8'02 x 9'03

#### Bathroom

White suite comprising; panelled bath with glass shower screen and overhead shower, low flush wc, semi pedestal wash hand basin with mixer tap, wall mounted radiator, tiled floor, recessed spotlights and extractor fan.

#### Outside

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

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





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			
(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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