

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**74 MAIN STREET,
GREYABBEY, BT22 2NG**

OFFERS AROUND £179,950

Located in the heart of Greyabbey Village, this beautifully modernised two bedroom end terrace offers a contrast to an area steeped in history. The property is easily accessible to local amenities, schools and main arterial routes down the peninsula and further afield.

The property offers a spacious open plan living/dining room, basking in natural light and with built in storage, modern fitted kitchen with range of integrated appliances, downstairs w/c comprising of white suite. On the first floor, there are two double bedrooms, master with ensuite shower room and built in storage, additionally there is family shower room. The property has oil fired central heating and double glazed windows.

Externally, there is a garage/workshop to the rear of the property and on street parking to the front. This is an exceptional home and early viewing is recommended to avoid disappointment.



Key Features

- Beautifully Modernised Two Bedroom End Terrace In The Historic Village Of Greyabbey, Close To Local Amenities, Schools And Main Arterial Routes
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Family Shower Room Comprising Of White Suite And Downstairs W/C
- Garage/Workshop To The Rear Of The Property And On Street Parking To The Front
- Spacious Open Plan Living/Dining Room With Built In Storage
- Two Double Bedrooms, Master With Ensuite Shower Room And Built In Storage
- Oil Fired Central Heating And Double Glazed Windows
- Early Viewing Recommended To Avoid Disappointment



Accommodation Comprises

Hall

Wood laminate floor and recessed spotlights.

Living/Dining Room

22'4" x 17'5"

Space for dining, wood laminate floor, recessed spotlights, built in storage.

Kitchen

11'5" x 13'6"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, integrated washing machine, dishwasher, oven, four ring electric hob, stainless steel extractor hood, space for fridge/freezer, recessed spotlights, wood laminate floor and built in storage.

Rear Hall

Back door through to rear of property, wood laminate floor.

W/C

White suite comprising wall mounted wash hand basin with mixer tap, low flush w/c, extractor fan, recessed spotlights, wood laminate floor, velux style window.

First Floor

Landing

Bedroom 1

14'2" x 16'2"

Double bedroom, recessed spotlights, built in storage.

Ensuite

White suite comprising walk in shower, wall mounted overhead shower, sliding glass door, vanity unit with mixer tap and storage, low flush w/c, heated towel rail, recessed spotlights, tiled floor, part tiled walls, extractor fan.

Bedroom 2

11'5" x 11'3"

Double bedroom, recessed spotlights.

Bathroom

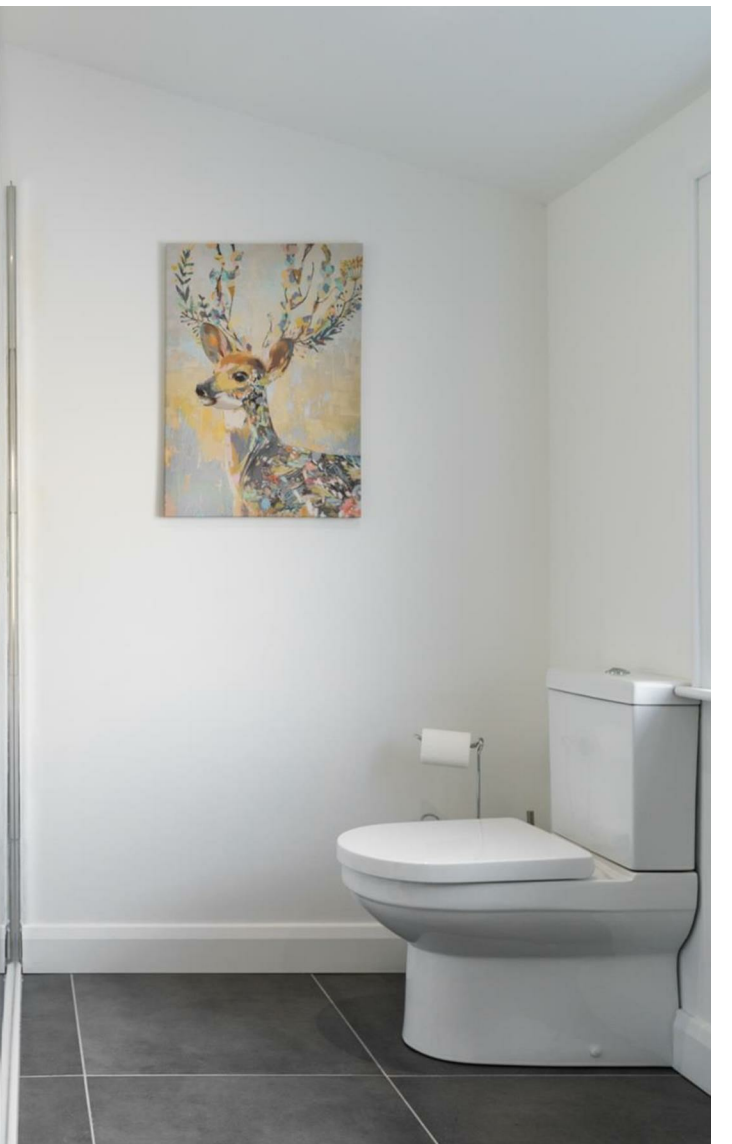
White suite comprising walk in shower, wall mounted overhead power shower, glass shower screen, low flush w/c, heated towel rail, vanity unit with mixer tap and storage, tiled floor, part tiled walls, recessed spotlights and extractor hood.

Outside

Rear - Garage/workshop to rear with space for storage.
Front - On street parking.



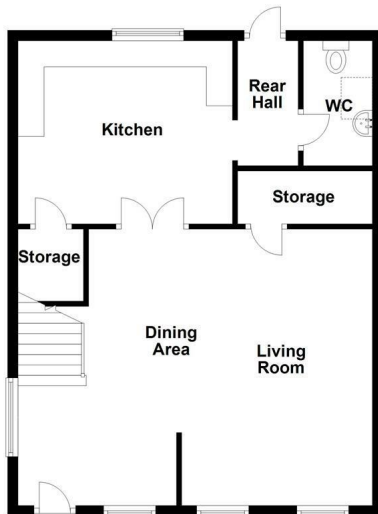




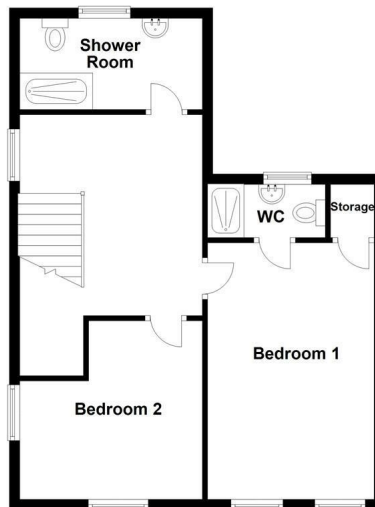




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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		1	1
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 9188 8000.

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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ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
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BALLYHACKAMORE
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