

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 MCBRIAR MEADOW,
CARROWDORE, NEWTOWNARDS,**

OFFERS AROUND £149,950



Located in the popular development of McBriar Meadow, Carrowdore, this delightful end townhouse presents an excellent opportunity for a range of buyers, from first-time homeowners to seasoned investors. The property is situated in a sought-after residential area, conveniently close to local schools and major transport routes, making it an ideal choice for families and commuters alike.

Upon entering, one is greeted by a spacious living room, which boasts a feature open fireplace, the fitted kitchen is practical and functional, complemented by a utility room that is plumbed for appliances. A convenient downstairs w/c adds to the property's appeal, enhancing its suitability for family life.

The first floor accommodates three well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room and the family bathroom features a white suite, catering to the needs of the household.

This home is equipped with oil-fired central heating and uPVC double-glazed windows. The exterior of the property features a spacious stone driveway, offering ample parking for multiple vehicles, while the fully enclosed rear garden provides a safe and private outdoor space for relaxation and recreation.



Key Features

- End-Townhouse, Located In Popular Residential Development, Close To Schools, Amenities And Main Arterial Routes
- Spacious Living Room With Open Fireplace, Fitted Kitchen, Utility Room Plumbed For Appliances
- Three Bedrooms, Master With Ensuite Shower Room
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Driveway with Space For Multiple Vehicles And Fully Enclosed Rear Garden
- The Property Attracts A Wide Range Of Potential Clients From First Time Buyers, To Investors, To Downsizers Alike
- Early Viewing Recommended



Accommodation Comprises

Hall

Wood laminate flooring.

Living Room

13'4" x 12'10"

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

W/C

White suited comprising, pedestal wash hand basin with mixer tap, tiled splashback, extractor fan.

Kitchen

11'10" x 11'4"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, space for fridge freezer, integrated oven, four ring electric hob, integrated extractor fan, space for dining, part tiled walls, tiled floor.

Utility Room

3'11" x 5'1"

Range of high and low level units, laminated work surfaces, plumbed for washing machine and tumble dryer or dishwasher, tiled floor, extractor fan.

First Floor

Loft access, Hot press and storage

Landing

Bedroom 1

13'5" x 12'4"

Double bedroom

Ensuite

White suite comprising, shower enclosure, wall mounted overhead shower, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, partially tiled walls, extractor fan.

Bedroom 2

11'5" x 13'7"

Double bedroom

Bedroom 3

8'11" x 9'9"

Bathroom

White suite comprising, paneled bath with mixer tap and shower attachment, low flush w/c, pedestal wash hand basin with mixer tap and tile splash back, partially tiled walls, extractor fan.

Outside

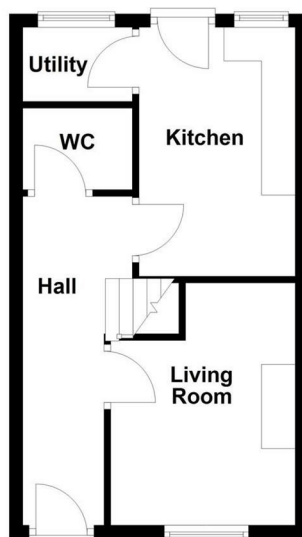
Rear: Fully enclosed, area in lawn, area in stones, side gates for bin access and off street parking, area in shrubs and hedging, patio area, space for storage, outside tap and light.

Front: Stoned driveway with space for multiple vehicles, area in shrubs, brick paviour walkway to front door.

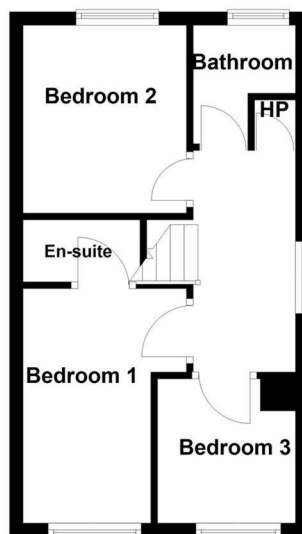




Ground Floor



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	71	82
	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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