

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**29A MAIN STREET, GREYABBEY,
BT22 2NF**

OFFERS AROUND £145,000



Located in the heart of the village of Greyabbey, this mid terrace offers a sense of modernisation in a village steeped full of history. The property is a short walk from the stunning views of Strangford Lough, all local transport routes and local amenities.

This three bedroom mid terrace property offers a modern open plan kitchen and living space with integrated appliances with a storage room plumbed for a downstairs w/c. Furthermore, there are two double bedrooms, a spacious family bathroom, master bedroom with en-suite and built in storage.

The property appeals to first time buyers and investors alike. Early viewing is recommended!



Key Features

- Modern Three Bedroom Mid-Terrace Located In The Heart Of Greyabbey
- Open Plan Kitchen And Living Room
- Storage Room/Larder Plumbed For W/C
- Master Bedroom With Built In Storage And Ensuite
- Electric Heating System
- Spacious Family Bathroom
- Perfect For First Time Buyers Or As An Investment Property



Accommodation Comprises

Hall

Kitchen

14'0" x 6'9"

Fitted kitchen, range of high and low level units, laminate work surfaces, 1 1/4 stainless steel sink with mixer tap and drainer, space for fridge freezer, plumbed for washing machine, integrated oven, four ring electric hob, stainless steel extractor hood, plumbed for dishwasher, recessed spotlights.

Living Room

12'10" x 10'5"

Space for dining, recessed spotlights, double patio doors to enclosed rear yard.

First Floor

Bathroom

White suite comprising, paneled bath with mixer tap, wall mounted overhead shower, glass shower, low flush w/c, pedestal wash hand basin with mixer tap and splash back, part tiled paneled walls, extractor fan.

Bedroom 2

11'5" x 7'1"

Bedroom 3

12'2" x 6'9"

Bedroom 1 (2nd Floor)

20'1" x 9'5"

Double bedroom

Ensuite Shower Room

White suite comprising, walk in shower enclosure, wall mounted overhead shower, sliding doors, low flush w/c, pedestal wash hand basin with splash back, part paneled walls, extractor fan.

Outside

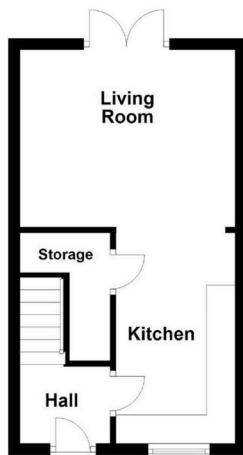
Front: On street parking

Rear: Enclosed rear yard, area in artificial turf, brick paviour walkway to back door.

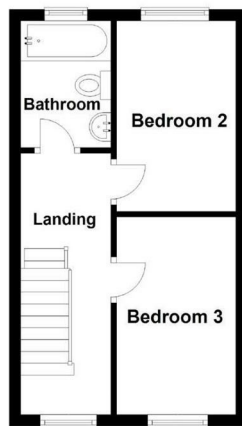




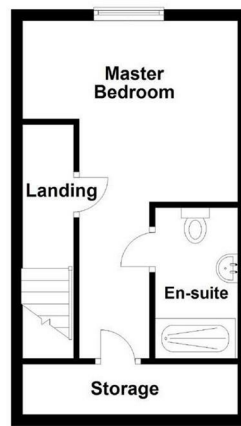
Ground Floor



First Floor



Second 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 misstatement. 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	80	80
(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 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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