

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**74 MAIN STREET,  
GREYABBEY,**

**OFFERS OVER £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 large outhouse 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
- Outhouse 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 to rear with space for storage.  
Front - On street parking.









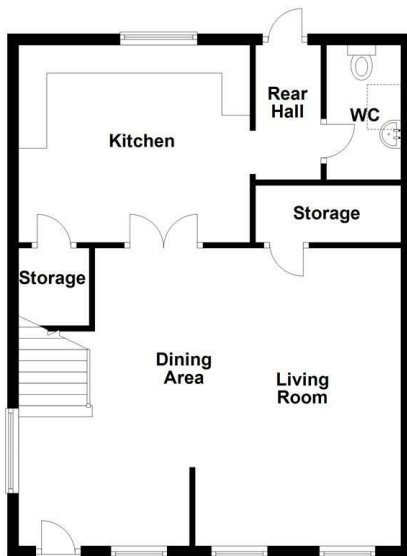




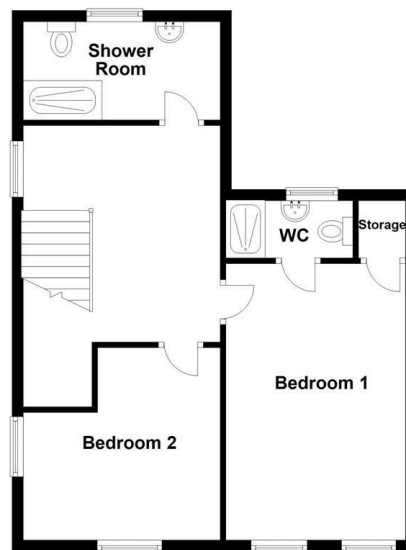




Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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