

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**16 THE CHANDERIES, GREYABBAY,
NEWTOWNARDS, BT22 2TA**

OFFERS AROUND £219,950



Quietly tucked away at the end of a cul de sac, this spacious home has been well maintained by the current owner and offers good accommodation and private garden areas.

The property comprises living room, kitchen, three bedrooms, master with ensuite shower room, bathroom and ample storage throughout. Externally, there is a driveway for multiple vehicles, area in lawn to the front and an enclosed garden to the rear with mature shrubs and hedging, decked entertaining area and beautiful rural views. Greyabbey is a popular village at the mouth of the Ards Peninsula, has an array of shops, coffee shops and amenities and is very popular with downsizers and anyone hoping to relocate to a quiet, semi rural area.

We recommend viewing this lovely home at your earliest convenience to avoid disappointment.

Key Features

- Three Bedroom Detached Bungalow In Popular Cul-De-Sac With Scenic Rural Views
- Open Plan Living Room/Dining Room With Log Burner
- Kitchen Integrated And Plumbed For Appliances
- Family Bathroom Comprising Of White Suite
- Master Bedroom With Ensuite Shower Room
- Oil Fired Central Heating And Double Glazed Windows
- Mature Gardens To The Front And Rear Of The Property, Stoned Driveway With Space For Multiple Vehicles
- Early Viewing Recommended



Accommodation Comprises:

Porch

Tiled flooring.

Entrance Hall

Wood laminate flooring, built in storage.

Living/Dining Room

12'11" x 19'11"

Wood laminate flooring, log burner, tiled hearth, brick surround and wooden mantle.

Kitchen

10'4" x 12'11"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine and dishwasher, four ring electric hob, integrated oven, integrated extractor fan and hood, space for fridge/freezer, wood laminate floor, back door to enclosed rear garden.

Bedroom 1

11'11" x 11'10"

Double bedroom.

Ensuite

White suite comprising walk in shower enclosure with wall mounted overhead shower and sliding door, pedestal wash hand basin with mixer tap, low flush w/c, wood laminate flooring, tiled walls and extractor fan.

Bedroom 2

11'11" x 10'11"

Double bedroom.

Bedroom 3

8'11" x 10'11"

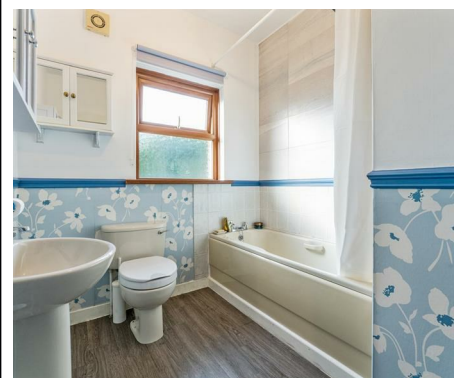
Bathroom

White suite comprising panelled bath with mixer tap, wall mounted overhead shower, pedestal wash hand basin with mixer tap and tiled splash back, low flush w/c, extractor fan and wood laminate flooring.

Outside

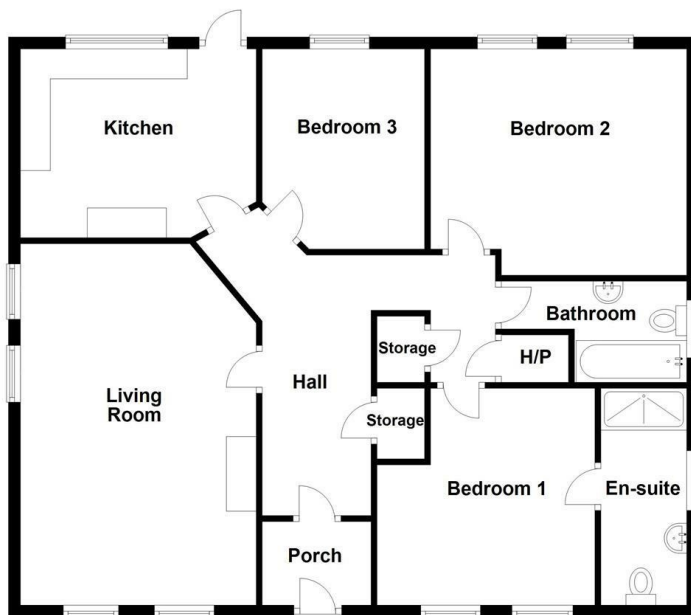
Front - Area in lawn, mature shrubs and hedging, stoned driveway with space for multiple vehicles and storage.

Rear - Fully enclosed, decked areas, area in lawn, mature shrubs and hedging, outside tap, space for storage, area in stones, rural views.





Ground 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		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	68

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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