

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 TARA CRESCENT,
NEWTOWNARDS, BT23 7DF**

ASKING PRICE £129,950



Welcome to Tara Crescent, Newtownards - a charming residential location perfect for those looking for a new place to call home. This delightful semi-detached house, offers a comfortable living space with 1 reception room, 3 bedrooms, and 1 bathroom.

Situated conveniently close to main arterial routes to Newtownards, Bangor, and Belfast, this property is not only a lovely home but also an excellent investment opportunity. Whether you're a first-time buyer stepping onto the property ladder, an investor seeking a profitable venture, or someone looking to downsize to a more manageable space, this house caters to a variety of needs.

The front garden and the tarmac driveway add to the property's curb appeal, making it a welcoming sight for residents and visitors alike. The easily maintained rear garden boasts a raised decked area perfect for relaxing outdoors or entertaining guests. The property also features gas-fired central heating and PVC double-glazed windows.

Don't miss out on the opportunity to own this lovely property in Tara Crescent. Contact us today to arrange a viewing and take the first step towards making this house your own.



Key Features

- Three Bedroom Semi-Detached Property Located In A Popular Residential Development
- Open Plan Living Room To Dining Area
- Fitted Kitchen
- Three Bedrooms, Two With Built In Storage
- Family Bathroom Comprising Of White Suite
- Gas Fired Central Heating
- Driveway With Space For Multiple Vehicles and A Decked Area To Rear
- Early Viewing Recommended



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring.

Living / Dining Room

24'8" x 12'4"

Wood laminate flooring, under stair storage.

Kitchen

10'3" x 7'9"

High and low level units, stainless steel sink with mixer tap and drainer, electric hob, space for fridge freezer, plumbed for washing machine, part tiled walls, tiled floor, door to rear.

First Floor

Landing

Storage.

Bedroom 1

11'6" x 8'5"

Wood laminate flooring.

Bedroom 2

9'11" x 9'5"

Wood laminate flooring.

Bedroom 3

7'6" x 7'2"

Wood laminate floor, storage.

Bathroom

White suite comprising pannelled bath with overhead shower, low flush wc, vanity unit with sink, tiled walls, tiled floor.

Outside

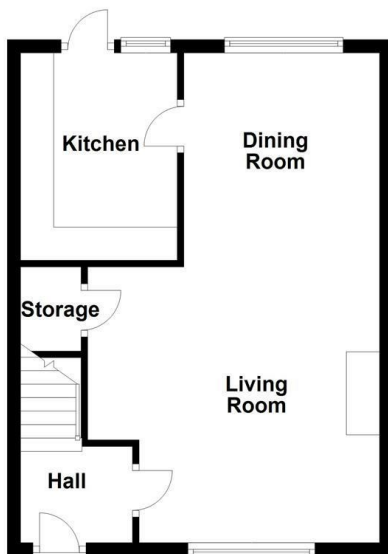
Front: Area in lawn, tarmac driveway with space for multiple vehicles.

Back: Decked area, outside tap.

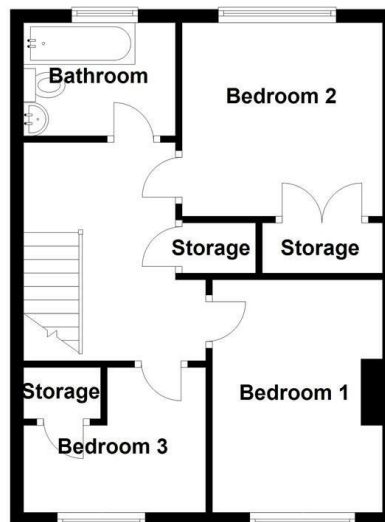




Ground Floor



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		71	73
(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 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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