

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 ISLANDMORE AVENUE,
NEWTOWNARDS, BT23 7BT**

OFFERS AROUND £205,000

Welcome to Islandmore Avenue, Newtownards - a charming cul-de-sac location for this extended semi-detached house. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Situated on a corner site, this home offers a good-sized garden, ideal for outdoor activities or creating your own little oasis. The ground floor bedroom adds convenience and flexibility to the layout, catering to various needs and preferences.

Modernised to meet contemporary standards, this house features gas-fired central heating and uPVC double glazed windows, ensuring comfort and energy efficiency throughout the year. Spanning circa 1560 sq ft, there is plenty of room to personalise and make this house your own.

Don't miss out on the opportunity to own this wonderful property in a sought-after location. Islandmore Avenue could be the perfect place for you to call home.



Key Features

- Spacious Four Bedroom Semi-Detached Property, Located At The Bottom Of A Cul-De-Sac In A Popular Residential Development
- Downstairs Master Bedroom With Ensuite Wet Room
- Modern Family Bathroom Comprising White Suite
- Tarmac Driveway To The Front Of The Property And Large Fully Enclosed Rear Garden
- Open Plan Living/Dining Room, Leading Through To Spacious Conservatory And Modern Fitted Kitchen
- Three Additional Bedrooms On First Floor, One With Built In Storage
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Early Viewing Recommended, For A Property That Would Appeal To A Wide Variety Of People From Investors, Downsizers And Young Families Alike



Accommodation

Comprises:

Entrance Hall

Storage under the stairs.

Living Room

12'10" x 13'1"

Wall mounted feature electric fireplace. Open to:

Dining Area

10'11" x 8'0"

Conservatory

18'6" x 8'2"

Wood laminate floor, back door to enclosed rear garden.

Kitchen

Modern range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, plumbed for washing machine and dishwasher, four ring electric hob, integrated oven and grill, integrated fridge/freezer, black extractor hood and fan, part tiled walls, wood laminate floor.

Bedroom 1

13'1" x 18'1"

Master bedroom, wood laminate floor, space for storage.

Ensuite Wet Room

White suite comprising walk in shower, wall mounted overhead shower, pedestal wash hand basin with mixer tap and splash back, extractor fan, part tiled walls.

First Floor

Landing

Wood laminate floor.

Bedroom 2

9'11" x 12'9"

Double bedroom, wood laminate floor, built in storage.

Bedroom 3

7'4" x 10'7"

Bedroom 4

7'5" x 8'5"

Wood laminate floor.

Bathroom

White suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush w/c, tiled walls, tiled floor, built in storage with gas fired boiler.

Outside

Front - Tarmac driveway with space for multiple vehicles.

Rear - Fully enclosed with area in lawn, space for storage, side access for bins, outside tap and light, paved access ramp to back door, and mature hedging.



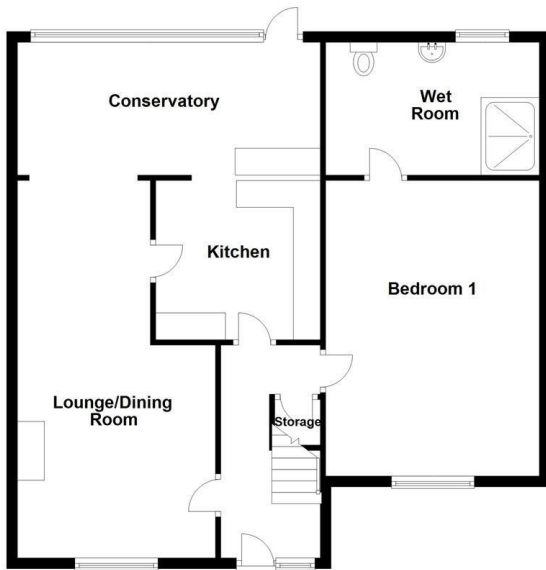




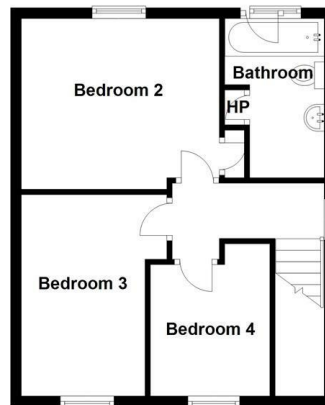




Ground Floor



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.

19 Islandmore Avenue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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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