

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 ABBEYDALE PARK,
NEWTOWNARDS, BT23 8RE**

ASKING PRICE £140,000



Notice Of Offer

Property Address: 15 Abbeydale Park

We advise that an offer has been made for the above property in the sum of £160,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. EPC Rating: D63

Situated in a popular residential location, this three bedroom semi-detached home offers an excellent opportunity for purchasers seeking a property they can modernise and tailor to their own taste. Requiring improvement throughout, the property provides a fantastic blank canvas with great potential for enhancement.

Internally, the accommodation comprises an entrance hall with useful understair storage. The living room features an open fireplace with tiled hearth, decorative inset and carved wooden surround with mantle. To the rear, the kitchen offers a range of units along with space for appliances and a breakfast peninsula, leading through double doors to a bright sun room with direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom fitted with a white suite, including a panelled bath with shower attachment.

Externally, the property benefits from a front garden laid in lawn with a tarmac driveway providing ample off-street parking and access to the garage. The enclosed rear garden is paved for ease of maintenance and also provides access to the garage, which is complete with power and light.

Key Features

- Three bedroom semi-detached home offering excellent potential for modernisation and personalisation
- Situated in a popular and established residential location
- Living room with open fireplace, decorative inset and carved wooden surround
- Kitchen with range of units, breakfast peninsula and access to sun room
- Bright sun room with direct access to the enclosed rear garden
- Three well-proportioned bedrooms and family bathroom with white suite
- Front garden in lawn with tarmac driveway providing parking for multiple vehicles and access to garage
- Enclosed rear garden with paved areas and garage with power and light



Accommodation Comprises:

Entrance Hall

Wood laminate flooring, under stair storage.

Living Room

13'9" x 10'2"

Wood laminate flooring, open fireplace with tiled hearth, decorative inset and carved wooden surround and mantle.

Kitchen

16'8" x 9'6"

Range of high and low level units, laminate work surfaces, 1 & 1/4 bowl stainless steel sink unit with mixer tap and drainer, integrated double oven and four ring hob, concealed extractor hood, integrated dishwasher, plumbed for washing machine, breakfast peninsula with storage and seating, double doors to sun room.

Sun Room

14'9" x 9'6"

Door to rear garden.

First Floor

Landing

Access to roofspace.

Bedroom 1

12'9" x 8'6"

Bedroom 2

10'5" x 9'10"

Bedroom 3

7'10" x 9'6"

Bathroom

White suite comprising low flush w.c, pedestal wash hand basin with mixer tap, panelled bath with shower head, recessed spotlights, wood laminate flooring.

Outside

Front garden in lawn, tarmac driveway for multiple vehicles, access to garage. Enclosed rear garden with paving and access to garage.

Garage

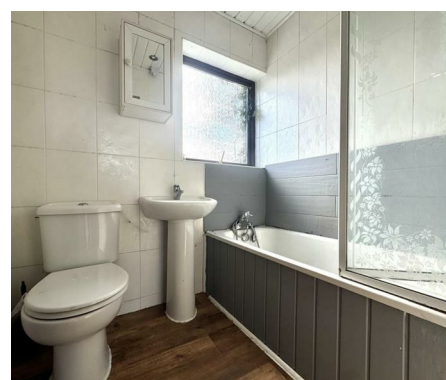
Power and light.

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.

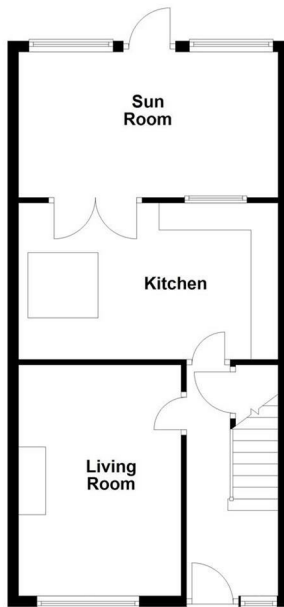
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

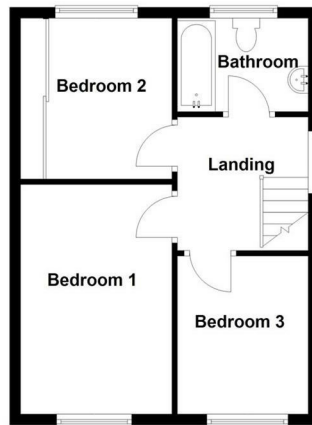




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(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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