

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34D CARMEN GARDENS,  
NEWTOWNARDS, BT23 4PP**

**OFFERS OVER £99,950**



This well-presented first floor apartment offers bright and comfortable accommodation, ideally suited to first time buyers, downsizers or investors alike. Benefiting from gas fired central heating and uPVC double glazed windows, the property provides modern, low maintenance living in a convenient setting.

Internally, the accommodation comprises a welcoming entrance hall with wood laminate flooring, leading to a bright living room with a modern finish throughout. The kitchen is fitted with a range of high and low level units, wood laminate work surfaces and integrated appliances including an oven, electric hob, under worktop fridge/freezer and washing machine, complemented by recessed spotlighting.

The property offers two well-proportioned double bedrooms, both with wood laminate flooring, including one with built-in storage. The bathroom is finished with a modern white suite, including a panelled bath with overhead shower, vanity unit and fully tiled walls.

Externally, the property benefits from communal staircase access, a shared yard and a communal grass area. Located on the first floor, this attractive apartment offers both privacy and convenience, making it an excellent choice for a range of purchasers.



## Key Features

- Renovated first floor apartment ideal for first time buyers, investors or downsizers
- Bright living room with wood laminate flooring and modern finish throughout
- Modern fitted kitchen with range of units and integrated appliances
- Two well-proportioned double bedrooms, including one with built-in storage
- Bathroom with white suite including panelled bath and vanity unit
- Communal staircase access with shared yard and grass area
- Gas fired central heating and uPVC double glazed windows
- Low maintenance property offering convenient and comfortable living



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate floor.

#### Living Room

12'05 x 12'11

Wood laminate floor.

#### Kitchen

8'10 x 12'04

Modern range of high and low level units, wood laminate work surfaces, single stainless steel sink unit with mixer tap and drainer, four ring electric hob, integrated oven, stainless steel extractor hood, integrated appliances to include; under worktop fridge/freezer, washing machine, recessed spotlights and wood laminate floor.

#### Bedroom 1

12'05 x 12'11

Double room, wood laminate floor and built in storage.

#### Bedroom 2

10'04 x 12'11

Double room, wood laminate floor.

### Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted overhead shower, shower screen, low flush w/c, recessed spotlights, vanity unit with mixer tap and storage, extractor fan, wood effect tiled floor, fully tiled walls.

### Outside

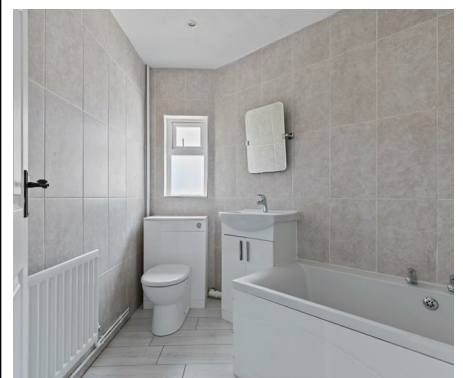
Communal grass area, yard and staircase.

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.

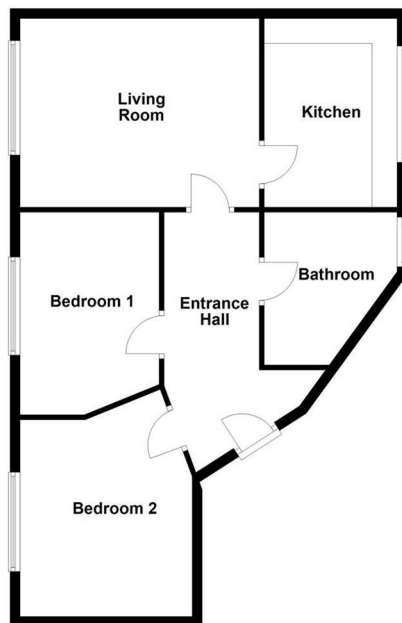
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)





Ground Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      | 64        |
| (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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