ULSTER PROPERTY SALES
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NEWTOWNARDS BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

8 PENRHYN PARK, NEWTOWNARDS, BT23 8JW

OFFERS OVER £169,950

A well-presented three-bedroom semi-detached home offering bright, practical accommodation in a popular residential area of Newtownards.

The property comprises a welcoming entrance hall, comfortable living room and a spacious kitchen/dining room with an excellent range of fitted units and space for everyday dining. On the first floor there are three bedrooms, two of which benefit from built-in storage, together with a modern shower room finished with contemporary tiling and a rainfall shower.

Externally, the property enjoys a generous driveway providing off-street parking for several vehicles, together with a front garden laid in lawn. To the rear is a fully enclosed, south-facing garden with lawn and decorative stone areas, providing a pleasant and private outdoor space.

Well presented throughout and offering a practical layout, this property should appeal to first-time buyers, young families and those seeking a conveniently located home in Newtownards.

Key Features

- Well-presented three-bedroom semi-detached home
- Bright and comfortable living room
- Spacious fitted kitchen with dining area
- Built-in storage to two bedrooms
- Modern shower room with rainfall shower
- Driveway providing off-street parking for several vehicles
- Oil fired central heating and PVC double glazed windows
- Fully enclosed south-facing rear garden with lawn and decorative stone areas

Accommodation Comprises:

Entrance Hall
Bright entrance hall with wood laminate flooring and staircase leading to the first floor.

Living Room
15'5" x 11'6"
A comfortable and well-proportioned reception room with wood laminate flooring and a large front-facing window providing plenty of natural light.

Kitchen / Dining Area
16'4" x 10'0"
Spacious kitchen and dining area fitted with a range of high and low level units with laminate work surfaces. Incorporating an inset stainless steel sink unit with mixer tap, under-counter oven, four-ring ceramic hob and stainless steel extractor hood. Plumbed for washing machine with space for fridge freezer, partially tiled walls, wood laminate flooring and ample room for a dining table. Rear door provides access to the garden.

First Floor

Landing
Hot press providing useful storage.

Bedroom 1
10'2" x 12'4"
Generous double bedroom with wood laminate flooring and built-in wardrobes.

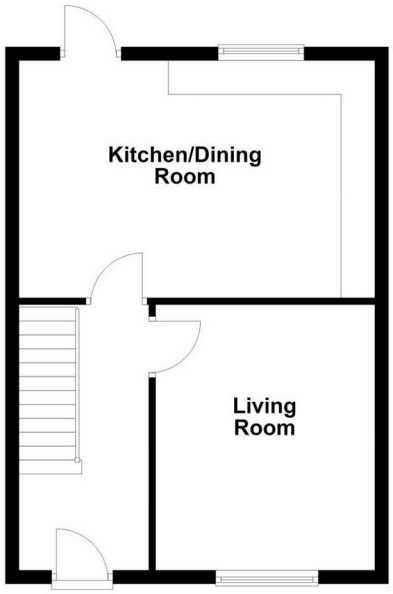
Bedroom 2
12'8" x 10'2"
Well-proportioned double bedroom with wood laminate flooring.

Bedroom 3
7'6" x 8'0"
Single bedroom with wood laminate flooring and built-in storage.

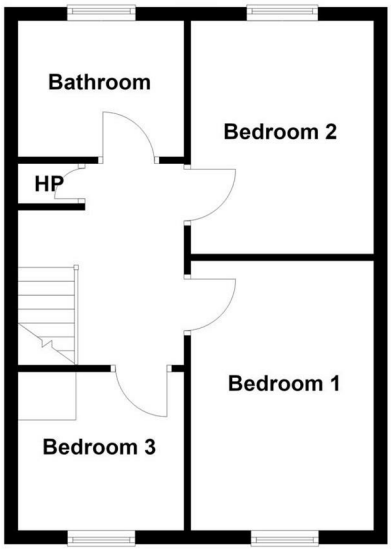
Shower Room
Modern white suite comprising enclosed shower with overhead rainfall shower, low-flush WC and pedestal wash hand basin with mixer tap. Finished with tiled walls and tiled flooring.

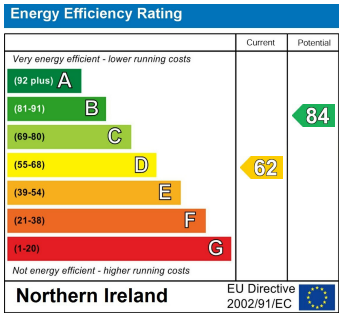
Outside
To the front is a lawned garden with driveway providing off-street parking for several vehicles.
The fully enclosed, south-facing rear garden is arranged with lawn and decorative stone areas, mature planting, outside tap and light, together with an oil storage tank.

Ground Floor



First Floor





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.

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.
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