

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**71 ROSEVALE AVENUE,  
NEWTOWNARDS, BT23 7BL**

**OFFERS AROUND £219,950**

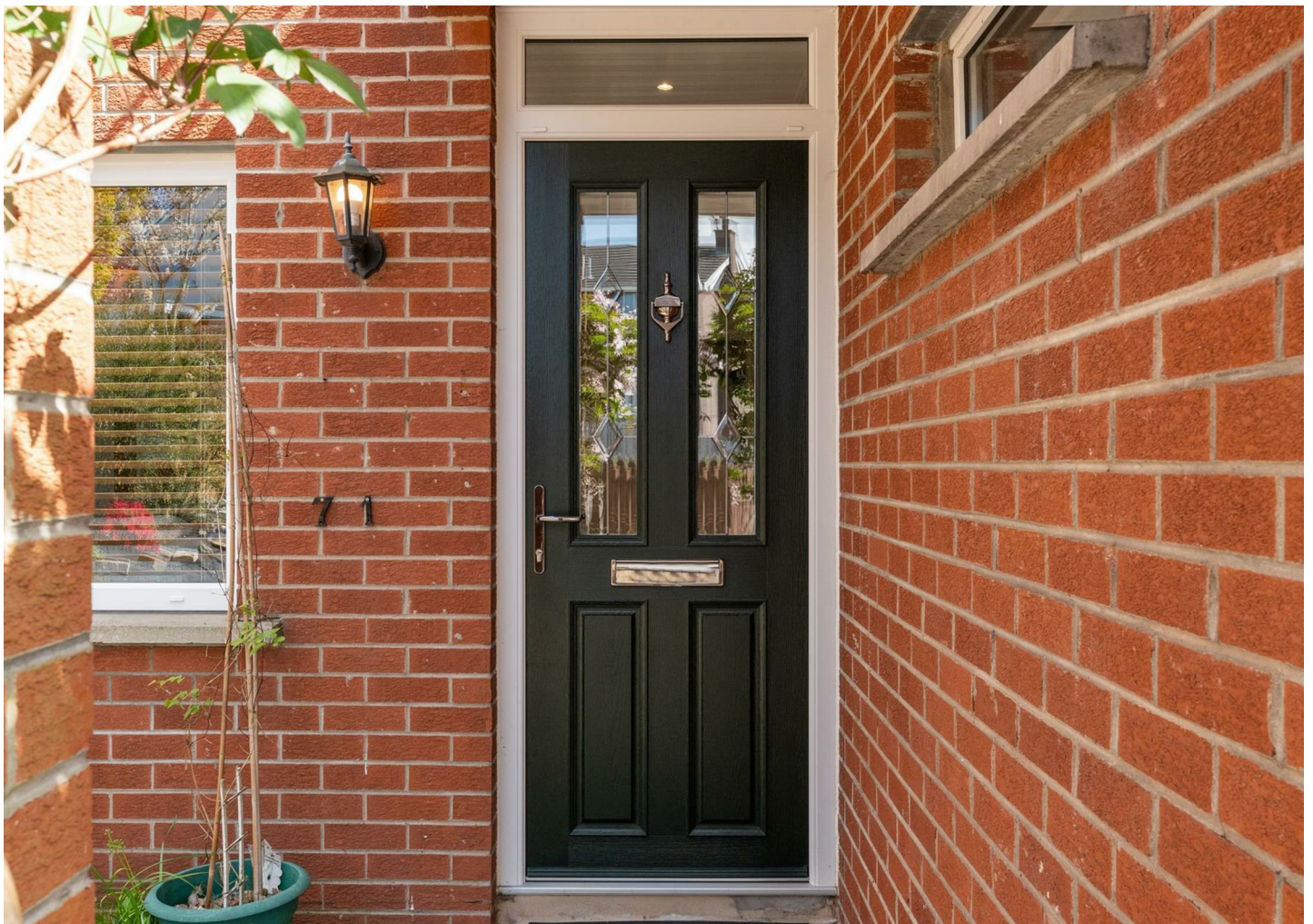


Welcome to Rosevale Avenue, Newtownards - a charming detached home in a sought-after residential area. This delightful property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is ample space for everyone to enjoy.

As you step inside, you'll be greeted by the warmth of gas fired central heating and the comfort of PVC double glazed windows. The open plan living and dining room, complete with a multi-fuel burning stove, offers a cosy and inviting atmosphere for those cold winter nights.

One of the highlights of this property is the conservatory that leads to a fully enclosed rear garden. Imagine enjoying your morning coffee in this tranquil space or hosting summer barbecues with friends and family. Additionally, the off-street parking to the front provides convenience, while the easily maintained paved rear garden with a water feature adds a touch of elegance.

Don't miss the opportunity to make this house your home - a perfect blend of comfort, style, and functionality awaits you at Rosevale Avenue.



## Key Features

- Spacious Detached Home In A Popular Residential Location
- Fitted Kitchen, Open To Rear Conservatory
- Fully Enclosed, Easily Maintained Rear Garden
- Gas Fired Central Heating And PVC Double Glazed Windows
- Large Open Plan Living Room To Dining Area With Multi Fuel Burning Stove
- Four Bedrooms, Two With Built In Storage And One With Access To Balcony
- Ground Floor Bathroom And First Floor Shower Room
- Excellent Location Close To Main Arterial Routes To Newtownards, Bangor and Belfast



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate floor.

#### Living/Dining Room

10'6" x 23'1"

Inglenook style fireplace with tiled hearth, brick inset, wooden mantle and multi-fuel burning stove, solid wood floor and space for dining area.

#### Kitchen

8'1" x 12'9"

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer taps, space for fridge freezer, space for cooker, tiled walls, solid wood floor, larder cupboard, panelled ceiling and back door to enclosed rear garden.

#### Conservatory

11'6" x 11'8"

Door leading to enclosed rear garden and solid wood floor.

#### Bathroom

White suite comprising panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin with mixer tap, low flush wc, recessed spotlighting, tiled floor and tiled walls.

#### First Floor

#### Landing

Access to partially floored roofspace via a "Slingsby" style ladder.

#### Bedroom 1

11'6" x 11'4"

#### Bedroom 2

8'6" x 12'9"

Door to balcony.

#### Bedroom 3

11'4" x 8'11"

Built in storage.

#### Bedroom 4

6'0" x 8'1"

Built in storage.

#### Shower Room

White suite comprising corner shower cubicle with wall mounted shower attachment, vanity unit with mixer tap and storage, low flush wc, tiled floor and walls, recessed spotlighting and extractor fan.

#### Garage

9'1" x 16'0"

Plumbed for washing machine, gas fired boiler, side door to enclosed garden.

#### Outside

Front: Area in patio, tarmac driveway, space for two vehicles, bedding areas with mature shrubs.

Rear: Fully enclosed with area in tarmac, patio area, outside tap, area in stone, water feature, space for storage, bedding areas with shrubs and outside light.

















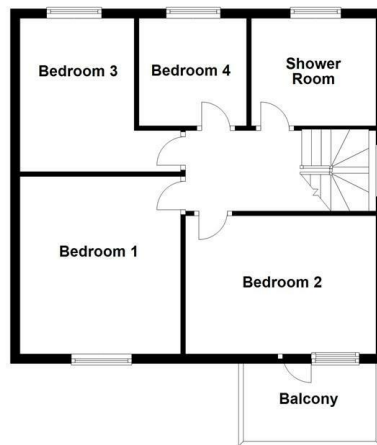




Ground Floor



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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