

ULSTER PROPERTY SALES

# UPS

**RENTALS - NEWTOWNARDS**

46 High Street, Newtownards, BT23  
7HZ

02890471515

rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**29 MOVILLA MEWS,  
NEWTOWNARDS, BT23 8WN**

**£995 PER MONTH**



Located on the outskirts of Newtownards and close to all main arterial routes, amenities and lovely countryside walks, this home will appeal to a range of viewers due to location, size and the adaptable accommodation throughout.

The accommodation has four bedrooms, one with ensuite, modern family bathroom, living room and kitchen with space for dining.

Externally, there is parking to the front of the property and an enclosed rear area with lawn and a good sized paved area for entertaining.

Early viewing is highly recommended for this spacious, modern home.



## Key Features

- Spacious Family Townhouse
- Four Bedrooms with Master ensuite
- Open Plan Kitchen / Dining Room
- White Bathroom Suite
- Gas Heating / Double Glazing
- Enclosed Rear Garden
- Off Street Parking
- Early Viewing Recommended



### Acomondation Comprises;

#### Living Room

Wooden flooring, under stair case storage with open fireplace.

#### Kitchen

Modern range of high and low level units, wood laminate work surfaces, space for fridge/freezer, inset sink unit with mixer tap, part tiled walls, plumbed for washing machine, built in electric under oven, electric hob with extractor fan and hood, space for informal dining and access to rear garden.

#### First Floor;

#### Landing

Access to roof space.

#### Bedroom 1

Double Bedroom

#### En-Suite

White suite comprising low flush wc, wall mounted wash hand basin with tiled splashback, tiled shower enclosure with overhead shower and glazed door and vinyl flooring.

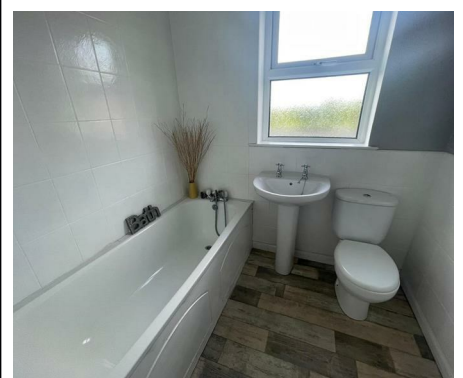
#### Bedroom 2

#### Bedroom 3

#### Bedroom 4

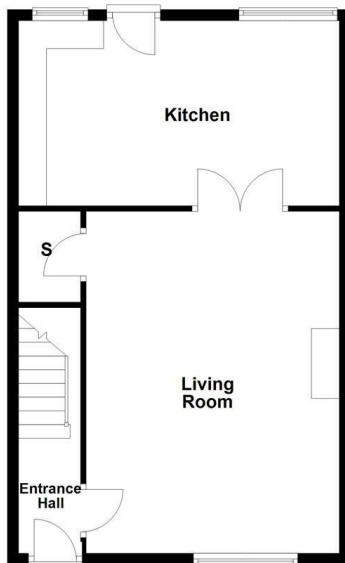
#### Bathroom

White suite comprising low flush wc, pedestal wash hand basin with tiled splashback, panelled bath overhead shower, part tiled walls and vinyl flooring.

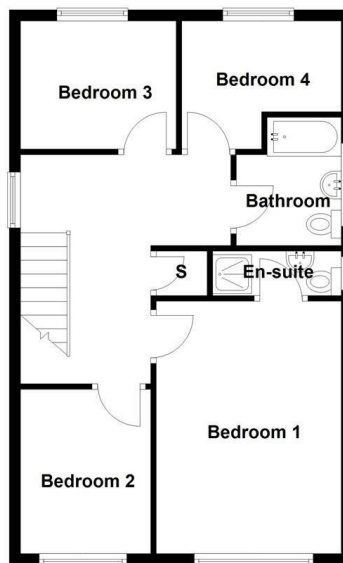




Ground Floor



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.

**29 Movilla Mews**

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 02890471515.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark