

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 AUDLEYS CLOSE,
NEWTOWNARDS, BT23 8WF**

OFFERS OVER £199,950



Welcome to Audleys Close, Newtownards - a charming location for this fully renovated detached home that is sure to impress!

This delightful property boasts a brand new kitchen and bathroom, ensuring modern comfort and style. The high standard of decoration, including modern oak effect panelling, feature lighting, and a media wall with an inset electric fire, adds a touch of elegance to the home.

With PVC double glazed windows and recently installed gas fired central heating, this house offers not only style but also practicality. The excellent electrical specification throughout ensures convenience and efficiency for the lucky new owners.

Outside, the beautifully landscaped gardens to the front and rear create a serene setting, perfect for relaxing or entertaining. The large tarmac driveway to the front and side provides ample parking space, adding to the convenience of this wonderful property.

Don't miss the opportunity to make this detached house your new home. Book a viewing today and step into a world of modern living in a peaceful cul-de-sac setting at Audleys Close!

Key Features

- Beautifully Renovated Detached Home In A Quiet Cul-De-Sac Location
- Modern Lounge With Feature Oak Panelling, Media Wall and Attractive Laminate Flooring
- Newly Installed Kitchen With Range Of Integrated Appliances, Breakfast Bar Area And Open To Dining Area
- Three Bedrooms And Beautiful Family Bathroom Suite On First Floor
- PVC Double Glazed Windows and Newly Installed Gas Fired Central Heating
- Fully Enclosed Landscaped Gardens To Rear With Raised Decked Area and Glass Balustrade
- Recently Tarmac Driveway To Front And Side With Ample Space For Multi Vehicles
- Excellent Opportunity To Purchase A Turnkey Home With No Onward Chain!



Accommodation Comprises:

Entrance Hall

Wood laminate flooring, Oak effect panelled feature wall, recessed spotlighting, cupboard under stairs with gas fired boiler.

Lounge

15' x 14'

Oak effect panelled feature walls, recessed TV wall with CAT 6 cabling, wall-mounted recessed electric fire, wood laminate flooring and recessed spotlighting.

Kitchen

10 x 9

Newly fitted range of high and low level units with quartz effect work surfaces and upstands, inset stainless steel sink unit with mixer taps, integrated appliances to include; oven, ceramic hob, extractor hood, fridge freezer and dishwasher, wood laminate flooring, recessed spotlighting and built in system line bluetooth speakers. Open to:

Dining Area

9 x 9

Wood laminate flooring and recessed spotlighting.

First Floor

Landing

Recessed spotlighting and linen cupboard.

Bedroom 1

12 x 12

Recessed spotlighting, wired with CAT 6 cabling for TV point.

Bedroom 2

13 x 12 @ widest points

Recessed spotlighting, wired with CAT 6 cabling for TV point.

Bedroom 3

7'1 x 7

Recessed spotlighting.

Bathroom

Newly fitted white suite comprising inset bath with tiled panel and surround and mixer tap, inset shelf and large feature mirror wall, built-in shower cubicle with built-in rainfall shower and handheld shower, fluted glazed shower screen and tiled surround, vanity unit with mixer tap and tiled surround, built-in sensor mirror, low flush wc, wall mounted radiator, ceramic tiled floor, recessed spotlighting and extractor fan.

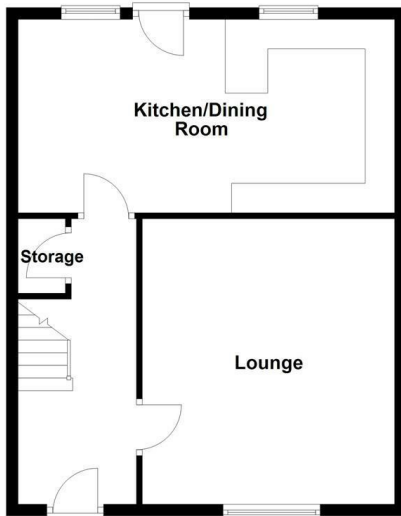
Outside

Front: Front garden in lawn and large new tarmac driveway to front and side. Rear: Fully enclosed rear garden in lawn, patio and raised decking with glass balustrades.

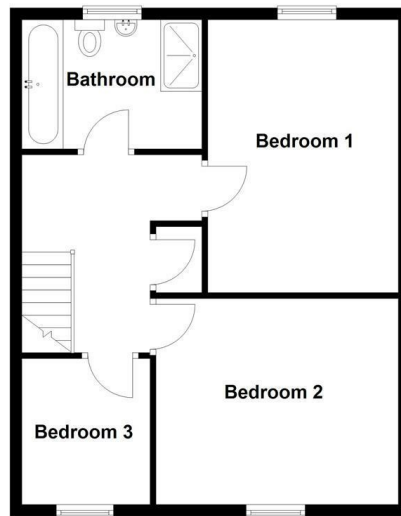




Ground Floor



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			
Northern Ireland		68	70
		EU Directive 2002/91/EC	

10 Audleys Close

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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