



22 TALBOT STREET NEWTOWNARDS, BT23 4EG

- Mid Terrace Property Located Close To Newtownards Town Centre
- Spacious Open Plan Lounge / Dining Room
- Fitted Kitchen With A Range Of High And Low Level Units
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Two Spacious Bedrooms And A Fully Floored Roofspace
- Family Bathroom With Panelled Bath And Separate Shower Cubicle
- Enclosed Rear Yard Leading To Garden And Timber Garage
- Excellent Location Close To A Wide Range Of Local Amenities

OFFERS AROUND £84,950

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A well-presented, mid terrace property in Newtownards, located within walking distance to the Town Centre, Ards Leisure Centre and Ards Shopping Centre. Comprising a spacious through lounge with open fireplace, dining area and a fully fitted kitchen with range of high and low level units. The first floor offers two bedrooms and a white bathroom suite and with the additional benefit of a fully floored roofspace. Other benefits include gas fired central heating, PVC double glazed windows and an enclosed rear garden with timber garage. This property is very competitively priced and high demand is expected so view now to avoid disappointment!

Accommodation

Comprises:

Entrance Porch

3'1 x 3'1 (0.94m x 0.94m)
Tiled floor.

Living Room

10'1 x 10' (3.07m x 3.05m)
Wood laminate flooring, open fire with tiled hearth, cast iron inset, carved wood surround and mantle.
Open to:

Dining Area

11' x 10' (3.35m x 3.05m)
Wood laminate flooring.

Kitchen

11'1 x 7'1 (3.38m x 2.16m)
Range of high and low level units, single drainer stainless steel sink unit with mixer taps, space for dishwasher, space for cooker, built in extractor hood, space for fridge freezer,

wine rack, wall mounted radiator, under stairs storage and tiled floor.

First Floor

Landing

Access to roofspace via slingsby type ladder.

Bedroom 1

14'1 x 10'1 (4.29m x 3.07m)

Bedroom 2

10'1 x 8'1 (3.07m x 2.46m)
Wood laminate flooring.

Bathroom

8 x 7'1 (0.20m x 2.16m)
White suite comprising panelled bath with glazed panel and overhead shower, low flush wc, pedestal wash hand basin with mixer taps, recessed spotlighting, extractor fan, tiled floor,

partly tiled walls and access to roofspace.

Floored Roofspace

14'1 x 9' (4.29m x 2.74m)
Recessed spotlighting, Velux type window, eaves storage, floored and carpeted.


Outside


Enclosed rear yard and outhouse with gas fired boiler, leading to fully enclosed rear garden with bedding areas, area in lawn, paved area and walkway in stone.

Timber Garage

15'1 x 9'1 (4.60m x 2.77m)
Up and over door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	46
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 **Michael Boudou** on **028 9181 1444**.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

We **DO NOT** charge for an initial mortgage consultation. We may charge a fee on completion of your mortgage depending on the circumstances

Our typical fee is £250, however confirm with your 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.