



OFFERS AROUND

£112,500

49 William Street
Newtownards
BT23 4EH



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Sales, Lettings and Property Management

This attractive mid terrace period property, offers ideal accommodation for first-time buyers or investors alike whilst located within the town centre and walking distance of many local amenities.

Welcome to 49 William Street, a captivating period terrace property that not only presents an excellent investment opportunity but also appeals to first-time buyers seeking a charming home. Positioned within the vibrant town centre, this residence offers a well-balanced layout spread across three floors, boasting surprisingly spacious rooms ready for immediate occupancy.

Perfectly situated to access a multitude of amenities within easy

walking distance, this property caters to both investors and those looking to step into homeownership for the first time. Featuring a large, fitted kitchen with integrated appliances, an inviting open plan lounge/dining area, two double bedrooms, and a large bathroom with modern fixtures, this home blends comfort with contemporary living.

Completing its allure is an enclosed rear garden, gas fired central heating, uPVC double glazed windows, and the added

benefit of no onward chain. Discover the ideal blend of investment potential and a welcoming first home at this well-presented mid-terrace property in the heart of a bustling town centre.



PROPERTY FEATURES



THIS PROPERTY COMPRISES

Entrance Porch

Solid hardwood front door, tiled floor. Glass internal door to hallway.

Entrance Hall

Wood laminate floor.

Lounge / Dining Room

22'9" x 9'6"

Wood laminate floor, telephone point, TV Point, storage cupboard.

Kitchen

24'8 x 5'11

Range of high and low-level units, wood laminate worktop, single drainer stainless steel sink unit with mixer tap, built in 4 ring gas hob, stainless steel extractor hood above, under counter oven, integrated fridge freezer, space for washing and dishwasher, breakfast bar area, partly tiled walls, ceramic tiled floor, recessed spotlights, gas boiler, hardwood door to rear garden.

First Floor

Bedroom 1

13'4" x 11'9"

Front view aspect.

Bathroom

Modern white suite comprising of pedestal wash hand basin, panelling bath with mixer taps and telephone hand shower above, shower cubicle with glass panels and fully tiled walls, low flush wc, ceramic tiled floor, extractor fan, recessed spotlights.

Second Floor

Bedroom 2

13'9" x 13'4"

Access to eaves storage, velux window, access to roofspace, recessed spotlights.

Outside

Rear concrete yard leading to enclosed garden laid in lawn with plants and shrubs, outside water tap, access gate to side for bins.

REQUIRED INFO UNDER TRADING STANDARDS

Tenure - Understood to be Leasehold.

Rates - Understood to be approximately £740 per annum.

Directions

Travelling into Newtownards using A21, turn onto North Road, continue straight at traffic lights onto Talbot Street, William Street is the third road on the left hand side.

- Two Bedroom Mid Terrace
- Open Plan Lounge/ Dining Room
- Fitted Kitchen With Range Of High And Low Level Units And Integrated Appliances
- Two Double Bedrooms
- Large Family Bathroom With Bath And Separate Shower Cubicle
- uPVC Double glazing
- Gas Fired Central Heating
- Enclosed Rear Yard Leading To Enclosed Garden Laid In Lawn
- Town Centre Location Close To All Local Amenities
- No Onward Chain



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

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