



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 53 ASHBURY ROAD

Bangor BT19 6TZ

- Red Brick Semi Detached Villa
- 3 Bedrooms
- Lounge. Adjacent dining area
- Well appointed Kitchen
- White bathroom suite
- Double Glazing
- Oil fired central heating system
- Spacious Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	71
Northern Ireland		
EU Directive 2002/91/EC		

**Offers Over £150,000**

# 53 Ashbury Road

, Bangor, BT19 6TZ



**ACCOMMODATION**

Brown uPVC double glazed front door.

**ENTRANCE HALL**

Wooden laminate flooring. Brown uPVC double glazed window. Single panel radiator. Undertairs cloak room.

**LOUNGE**

13'6"max x 11'3"max (4.11mmax x 3.43mmax)  
Brown uPVC double glazed windows.  
Double panel radiator. Wooden laminate flooring. Cast iron fireplace with tiled insets, wooden surround and tiled hearth. Open arch to ....

**DINING AREA**

9'8" x 8'8" (2.95m x 2.64m)  
Brown uPVC double glazed double doors to rear. Double panel radiator. Open access to ....

**KITCHEN**

11'1" max x 8'7" max (3.38m max x 2.62m max) Brown uPVC double glazed windows. Single  
High and low level units with roll edge work surfaces. 1 1/4 bowl stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Extractor fan. Part tiled walls. Brown uPVC double glazed windows and rear door.

**STAIRS TO FIRST FLOOR LANDING**

Access to roofspace.

**BEDROOM 1**

11'4" max x 10'1" max (3.45m max x 3.07m max)  
Brown uPVC double glazed windows. Single panel radiator.

**BEDROOM 2 (Rear)**

13'0" x 8'9" (3.96m x 2.67m)  
Brown uPVC double glazed windows. Single panel radiator.

**BEDROOM 3 (Front)**

8'1" x 7'8" (2.46m x 2.34m)  
Brown uPVC double glazed windows. Single panel radiator. Wardrobe space.

**BATHROOM**

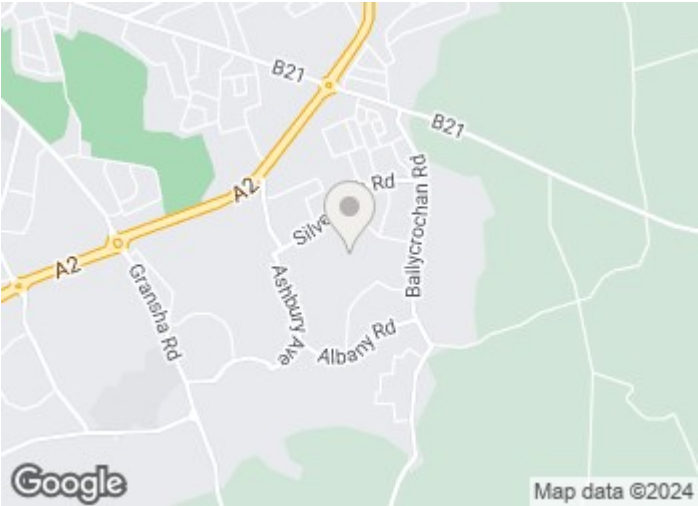
White suite comprising: Panelled bath with mixer taps and telephone hand shower and drencher. Shower screen. Low flush W.C. Pedestal wash hand basin. Built-in hotpress with insulated copper cylinder . Willis type immersion heater. Panelled walls. Brown uPVC double glazed windows. Single panel radiator.

**OUTSIDE**

Front garden laid in lawn. Concrete Drive. Light points.  
Enclosed rear garden, laid in lawn with concrete path and patio. Pvc oil tank, light point and outside tap.

**GARAGE**

22'11" max x 11'5" max (6.99m max x 3.48m max)  
Roller shutter door. White uPVC double glazed windows. Light point. Oil fired boiler.



**Directions**

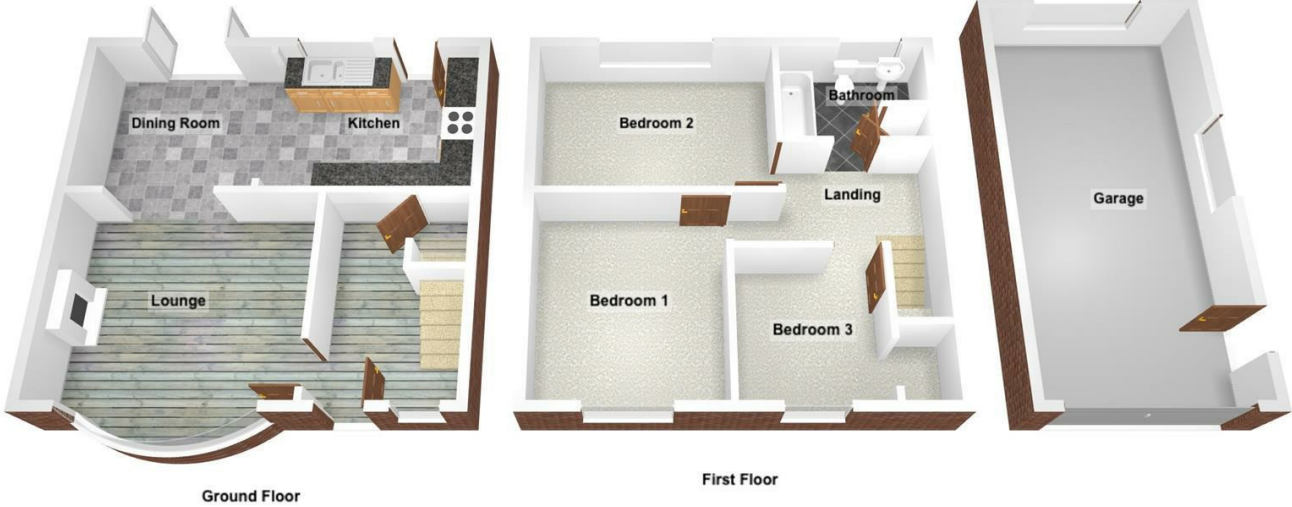




Floor Plan

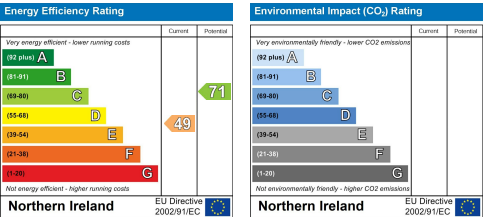
53, Ashbury Road, BANGOR, BT19 6TZ

UPS



Total Area: 83.0 m² ... 893 ft² (excluding garage)  
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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