

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



184 SEACLIFF ROAD, BANGOR, BT20 5HA

OFFERS OVER £399,950

Prepared to take on a renovation project? If so then welcome to your new home in the form of this substantial detached property. The rooms throughout the property are numerous and well proportioned and the location speaks for itself as one of Bangor's premier residential locations, due mainly to the quality of housing stock and lifestyle available. Although the property will need modernisation it still retains the potential of reinstatement to its original grandeur and inherent comfort for someone with the knowledge and / or money to invest in its restoration. A viewing will give you a balanced view of the input required to achieve its full potential. So if you have the enthusiasm for a project, which on completion will give you years of domestic happiness and a home of which to be proud, then we look forward to seeing you there.



Key Features

- Panoramic Sea Views
- Phoenix Gas Heating System
- Rear Garden / Garage
- Immediate Possession
- Flexible Accommodation
- Double Glazing
- Off Street Parking For 2 Cars
- Excellent Potential



ACCOMMODATION

Entrance door into ...

ENTRANCE PORCH

Half leaded entrance door into

ENTRANCE HALL

LOUNGE

13'4" x 10'8"

Open fireplace with brick inset and hearth.

DINING ROOM

11'5" x 10'9"

KITCHEN

11'5" x 9'2"

Range of white high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Tiled walls. Pine ceiling with 6 downlights.

BEDROOM 1

9'6" x 7'2"

BEDROOM 2

14'5" x 10'8"

ENSUITE

Comprising: Pedestal wash hand basin. W.C. Shower cubicle with "Newteam" shower over.

STAIRS TO LANDING

BATHROOM

White suite comprising: Panelled bath with brass mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls.

BEDROOM 3

9'9" x 6'8"

LIVING ROOM

15'5" x 11'3"

FAMILY ROOM

9'6" x 8'10"

KITCHEN/ DINING ROOM

24'9" x 10'9"

Range of white high and low level cupboards and drawers with mixer taps. Extractor hood with fan and light.

STAIRS TO LANDING

BEDROOM 3

15'2" x 10'8"

Double glazed Velux window.

BATHROOM

Coloured suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Bidet. Double glazed Velux window. Access to eaves.

OUTSIDE

FRONT

Off Street Parking

REAR

Covered yard. Boiler house. W.C. Elevated Garden

GARAGE

18'3" x 8'9"











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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 | 45 | 53 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 our mortgage advisor on 028 9127 1185.

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

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BALLYMENA
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BALLYNAHINCH
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BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
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CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
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