

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

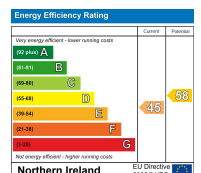
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NETWORK STRENGTH – LOCAL KNOWLEDGE



**21 LORD WARDENS PARADE, BANGOR, BT19 1YU**



**OFFERS AROUND £350,000**





Quality homes in themselves can be difficult to find, quality homes at competitive prices, perhaps even more so. That being the case, the introduction of this superb detached home, will undoubtedly create excitement, amongst those to appreciate the marriage of both these appealing aspects. Further appeal is achieved through the space and abundance of accommodation on offer which consists of three main reception rooms and four family size bedrooms. Viewing this property would not be a good idea, unless you've the unrestricted means to buy what you see, as otherwise you'll simply be left frustrated, deflated and totally dejected as to what might have been had such an alluring buy not got beyond your reach.



## Key Features

- 4 Bedrooms (Ensuite)
- 3 Reception Rooms
- Spacious Kitchen / Dining Area
- White Bathroom Suite
- Oil Fired Heating System
- Double Glazing
- Utility Room / Wash Room
- Double Garage
- Open Aspect To Rear
- Immediate Possession



### ACCOMMODATION

#### COVERED PORCH

Entrance door into ...

#### ENTRANCE HALL

Solid oak wood floor.

#### FAMILY ROOM

12'8" x 11'8"

Open fireplace with reclaimed brick surround and hearth, wood mantel.

#### LOUNGE

17'8" x 11'8"

Open fireplace with cast iron surround and granite hearth, Sandstone mantel. 4 Pane double doors into ...

#### DINING ROOM

11'8" x 8'1"

8 Pane double doors to rear.

#### KITCHEN

18'10" at widest point x 3'0"

Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Stainless steel 5 ring gas hob and Candy oven under. Extractor canopy with integrated fan and light. 11/2 tub single drainer sink unit with mixer tap. Integrated fridge and dishwasher. Ceramic tiled floor. 8 Downlights.

#### UTILITY ROOM

10'7" x 5'1"

Plumbed for washing machine. Ceramic tiled floor.

#### WASH ROOM

Comprising: Pedestal wash hand basin with splash back. W.C.

### STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater.

#### BEDROOM 1

15'4" x 12'6"

Built-in wardrobe with mirrored sliding doors. TV point.

#### ENSUITE

Comprising: Corner shower with Mira Vigour electric shower. Pedestal wash hand basin. W.C. Part tiled walls. 3 Downlights. Built-in extractor fan.

#### BEDROOM 2

14'9" x 11'8"

Telephone point.

#### BEDROOM 3

11'9" x 11'0"

#### BEDROOM 4

11'0" x 11'0"

#### BATHROOM

White suite comprising: Panelled bath with Mira Sport electric shower. Pedestal wash hand basin. W.C. 5 Downlights. Built-in extractor fan.

### OUTSIDE

#### DOUBLE TWIN GARAGE

19'0" x 17'11"

Up and over doors. Light and power. Oil fired boiler. Plumbed for washing machine.

#### FRONT

Garden in lawn with shrubs. Lights.

#### REAR

Enclosed garden in lawn. Extensive paved patio. Lights. Tap. Outside power. PVC oil tank. Garden Shed.







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 Garth Hall on .

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. 17726627**

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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