

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**67A BALLYMACONNELL ROAD, BANGOR, BT20  
5PU**

**OFFERS OVER £275,000**

Do you ever get that tingly sensation whenever you know you've found something of exceptional value? If so when you view this immaculate semi detached property that feeling will be like an electric shock, as the cosmetic appeal of this home is best described as being absolutely perfect. Every square millimetre has been transformed into the quality of accommodation that simply oozes the charm of modern amenities and comfort. For those who simply want the best, without busting the bank, then a viewing of this particular home has to be on the cards. Furthermore the properties location gives access to a wealth of amenities including schools, retail shopping and town bus routes, together with immediate access to the main commuting routes to and from Belfast and a short stroll to the beach.



## Key Features

- 3 Bedrooms (Ensuite)
- Open Plan Kitchen / Dining / Living
- Phoenix Gas Heating
- Utility Room
- Excellent Location
- Spacious Lounge
- Double Glazing
- Wash Room
- Easily Maintained Gardens
- Well Presented Throughout



### ACCOMMODATION

uPVC double glazed entrance door into ....

### ENTRANCE HALL

Laminated wood floor. Telephone point. 4 Downlights.

### WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C.

### LOUNGE

17'3" x 13'10"

15 Pane double doors with Bevelled glass. Open fireplace with cast iron surround and granite hearth, oak mantel.

### KITCHEN/DINING/FAMILY

25'4" x 16'5" at widest pt

Range of cream high and low level cupboards and drawers with roll edge work surfaces. Built-in Belling 4 ring hob and oven. Extractor canopy with integrated fan and light. SMEG integrated dishwasher and Whirlpool fridge/freezer. Single drainer stainless steel sink unit with mixer taps. Laminated wood floor. uPVC double glazed French doors to rear.

### UTILITY ROOM

7'1" x 5'5"

Low level unit with roll edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.

### STAIRS TO LANDING

Built-in storage cupboard. 3 Downlights.

### BEDROOM 1

16'3" at widest pt x 13'0"

### ENSUITE

Comprising: Shower cubicle with Galazy Aqua electric shower. Pedestal wash hand basin with mixer taps and splash back. W.C. 3 Downlights. Built-in extractor fan.

### BEDROOM 2

14'1" x 13'3"

2 Double glazed Velux windows.

### BEDROOM 3

12'6" x 11'10"

Double glazed Velux window. Built-in wardrobe.

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with Aqualisha shower over. Pedestal wash hand basin with mixer tap and splash back. W.C. 3 Downlights. Built-in extractor fan.

### OUTSIDE

#### FRONT

Garden in lawn with trees and shrubs. Light.

#### REAR

Enclosed rear garden in lawn with shrubs and climbers. Paved patio.

### SUMMER HOUSE/SHED

12'4" x 10'8"

Light and power.





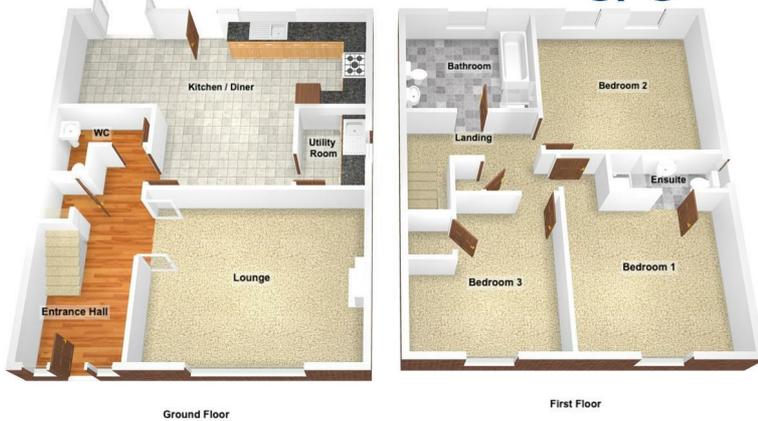






67a, Ballymacconnell Road, BANGOR, BT20 5PU

UPS



Total Area: 143.7 m<sup>2</sup> ... 1547 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

### 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>	<b>78</b>	<b>78</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		
<b>Northern Ireland</b>	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.

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