

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



12 HAMPTON MEWS, BANGOR, BT19 7GJ

OFFERS AROUND £209,950

The presentation of this detached home will satisfy those who consider a quiet location and quality of presentation as essential elements of their property purchase. The cul de sac location combines, as mentioned, a low traffic flow, quiet environment with the advantage of direct access to main commuting routes to and from Belfast.

This certainly is a home that creates a cheery friendly atmosphere that should nourish a contented, peaceful lifestyle and at this price an attractive buy.

In addition, the property offers a large driveway with room for multiple cars, as well as recent cavity wall, loft insulation and window/door upgrades. Your viewing of this property should simply underline the excellent value available through buying this home. The sooner you view, the sooner you move in!



Key Features

- Chain Free
- Spacious Lounge / Dining Area
- Phoenix Gas Heating System
- Spacious Driveway & Large Detached Garage
- Quiet Cul De Sac
- 3 Bedrooms
- Upgraded uPVC Double glazing and Upgraded Insulation
- Contemporary Large Bathroom Suite
- Enclosed Garden with Decking



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Understairs storage cupboard.

LOUNGE

14'0" x 12'10"

Open fireplace with cast iron surround and slate hearth with pine mantel. Laminated wood floor.

DINING ROOM

9'8" x 9'1"

Laminated wood floor.

KITCHEN

11'4" x 9'8"

Range of grey high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in Bloomberg stainless steel 4 ring gas hob and Beko oven under. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Built-in storage cupboard.

STAIRS TO LANDING

BEDROOM 1

14'10" x 10'5"

BEDROOM 2

9'11" x 9'9"

BEDROOM 3

10'1" at widest pt x 9'5"

BATHROOM

White suite comprising: Panelled bath with mixer tap. Vanity unit with inset wash hand basin and mixer tap. W.C. Shower cubicle with PVC panelled walls and Thermostatic shower. Part tiled walls. Ceramic tiled floor.

OUTSIDE

DETACHED GARAGE

17'6" x 9'7"

Roller door. Plumbed for water supply. Framed and insulated walls. Light and power.

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn with shrubs. Decked patio. Light. Tap.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(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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028 9047 1515

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