

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 SHANDON DRIVE, BANGOR, BT20 5HL**

**OFFERS OVER £350,000**

If ever there was a home which deserved to be viewed so as to be fully appreciated this is it! Ulster Property Sales are delighted to offer for sale this superior and deceptively spacious semi-detached villa enjoying a prestigious Bangor address which is sure to appeal to even the most discerning of purchasers. Only a short stroll from Ballyholme beach for those who enjoy coastal walks, convenience is also at hand to Ballyholme Village amenities and of course the City Centre shops, schools, restaurants and Marina. Moreover the Yacht Club, Bangor Golf Club and Ward Park are all nearby.

Upon inspection viewers will appreciate the welcoming entrance hall with its tiled flooring and the wealth of reception space afforded by the comfortable lounge with its feature bay, wooden flooring and multi-fuel stove and the practical adjacent dining room again with wooden flooring and a pleasing outlook to the well tended rear garden.

Viewers will be further impressed by the well appointed kitchen/breakfast area with its range of integrated appliances and from here there is direct access to a very useful utility room and W.C. beyond.

At first floor level this fine residence boasts a traditional four bedroom layout and special mention must be made of the appealing 3 piece white bathroom suite and separate W.C. Outside to the front the tarmac driveway provides ample off street parking and access to the garage and there are plants and shrubs providing ease of maintenance. The enclosed rear is laid in stones with a paved area, a pergola, plants and shrubs and a small summerhouse/store.



## Key Features

- Location, Location, Location
- 4 Bedrooms & 2 Reception Rooms
- Ground Floor W.C.
- Gas Fired Central Heating System
- Superior Semi Detached Villa
- Well Appointed Kitchen. Utility Room
- 3 Piece White Bathroom & Separate W.C.
- Manageable Front & Rear Gardens & Garage



### ACCOMMODATION

White uPVC double glazed front door and over panel. White uPVC double glazed window.

### ENTRANCE HALL

Tiled floor. Double panel radiator. Picture rail. Corniced ceiling. Understairs cloakspace.

### LOUNGE

15'6" max into bay x 13'8" max

White uPVC double glazed windows. 2 Double panel radiators. Picture rail. Corniced ceiling. Wooden flooring. Feature multi-purpose burning stove.

### DINING ROOM

11'9" x 12'5" max from door recess to chimney brea  
Single glazed windows. Double panel radiator. Wooden flooring. Raised open fireplace (not in use at present). 15 Pane glazed internal door to kitchen/dining area.

### KITCHEN/BREAKFAST AREA

15'3" max x 9'5" max  
High and low level units with roll edge work surfaces. Concealed lighting. Sink unit with mixer taps. Extractor fan. Integrated 4 ring gas hob and electric oven. Integrated dishwasher. Double panel radiator. Panelled ceiling. Ceiling downlights. White uPVC double glazed windows and rear door.

### UTILITY ROOM

Plumbed for washing machine and tumble dryer. Panelled ceiling. Ceiling downlights.

### SEPARATE W.C.

White suite with low flush W.C. Pedestal wash hand basin with tiled splashback. White uPVC double glazed windows. Panelled ceiling. Ceiling downlights.

### STAIRS TO FIRST FLOOR LANDING

Feature stained glass leaded single glazed internal window. ( Glazed window beyond). Separate uPVC double glazed windows. Part corniced ceiling. Access to roofspace.

### BEDROOM 1

15'6" max into bay x 8'6" to wardrobes  
White uPVC double glazed windows. Corniced ceiling. Picture rail. Wooden flooring. Wide range of fitted wardrobes with sliding doors and 3 mirrored opening doors. Double panel radiator.

### BEDROOM 2

11'10" x 10'9" max  
White uPVC double glazed window. Double panel radiator. Ceiling rose. Corniced ceiling.

### BEDROOM 3

9'6" x 9'0"  
White uPVC double glazed windows. Double panel radiator.

### BEDROOM 4/STUDY

8'6" x 8'5" max  
White uPVC double glazed windows. Double panel radiator. Part panelled wall. Shelving.

### BATHROOM

White suite comprising: Panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. Tiled shower cubicle with Aqualisha shower. Built-in cupboard with wall mounted gas boiler. Panelled ceiling. Tiled floor. Part tiled walls. Ceiling downlights. White uPVC double glazed windows.

### SEPARATE W.C.

White low flush W.C. Part panelled walls. Tiled floor. White uPVC double glazed windows. Panelled ceiling.

### ROOFSPACE

Folding ladder . Partially floored. Light point.

### OUTSIDE

### GARAGE

Light and power. Single glazed windows. Adjoining shed.

### FRONT

Tarmac drive. Plants and shrubs. Brick paved steps to front door. Open porch area. Light point. Double power point.

### SIDE

Tarmac drive. Outside tap.

### ENCLOSED REAR

Concrete area. Area laid in stones. Paved area. Double power point. Plants and shrubs. Pergola. Summerhouse/store. Light point.











### 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>	<b>61</b>	<b>64</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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