

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



5 ARDMORE GARDENS, BANGOR, BT20 4BU

OFFERS OVER £250,000

It's always a pleasure to find a home that people will appreciate for its homely comforts. That being the case welcome to 10 Ardmore Gardens, where you'll find an excellent family size home that offers good standards of fixtures and fitting and a pleasing to the eye presentation. Younger members of the family could be afforded an extra degree of freedom due to the cul de sac location and the near traffic free environment it provides. Any retail amenities are readily to hand with easy access to the town centre and commuting to either Belfast or Newtownards is easily achieved. Accept an invitation to view it now and discover a home that so suitably fills your expectations of perfect.



Key Features

- 3 Bedrooms
- Spacious Kitchen / Dining Area
- Phoenix Gas Heating System
- Detached Garage
- Handy Location
- Lounge
- uPVC Double Glazing
- White Bathroom Suite
- Cul De Sac



ACCOMMODATION

Composite entrance door into ...

ENTRANCE HALL

Tiled floor.

STAIRS TO LANDING

WASH ROOM

Comprising: Wash hand basin with splash back. W.C. Ceramic tiled floor.

LOUNGE

13'3" x 10'11"

KITCHEN

26'10" x 9'10"

Range of hand painted high and low level cupboards and drawers with oak roll edge work surfaces. Extractor hood with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Laminated wood floor. 10 Downlights.

STAIRS TO LOWER

GROUND FLOOR

Built-in cloaks cupboard.

BEDROOM 1

13'3" x 10'10"

BEDROOM 2

10'10" x 9'11"

BEDROOM 3

9'11" x 8'5"

Laminated wood floor. Built-in wardrobe.

BATHROOM

White suite comprising: Panelled bath with mixer taps and Thermostatic shower over with Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

17'3" x 8'4"

Roller door. Light and power.

FRONT

Garden in lawn.

REAR

Garden in lawn with hedges. Paved patio. Tap and light.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	32	
(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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BANGOR
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BALLYHACKAMORE
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CARRICKFERGUS
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CAVEHILL
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