

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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BT20 4AG

**028 9127 1185**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 GRANGE ROAD, BANGOR, BT20 3QQ**

**OFFERS OVER £325,000**



Bungalow, Grange Road , Bangor West, we really shouldn't need to say anything more to create instant interest in this extended detached bungalow that offers a comfy level of accommodation throughout, as bungalows are a very sought after commodity in this extremely popular part of the town that combines the appeal of pleasant coastal walks and the convenience of diverse shopping amenities, especially at Springhill Shopping Centre and easy access to the town centre.

This price together with the above attributes simply makes this a home not to be missed, so take a look and start the process to, what should be, years of enjoyable ownership.



## Key Features

- Extended Detached Bungalow
- 2 Reception Rooms
- Phoenix Gas Heating System
- White Bathroom Suite
- Private Well Enclosed Rear Garden
- 3 Bedrooms
- uPVC Double Glazing
- White Gloss Kitchen
- Attached Garage
- No Onward Chain



### ACCOMMODATION

uPVC double glazed entrance door with double glazed side panels into ...

### ENTRANCE PORCH

Opaque glazed door into ...

### ENTRANCE HALL

Built-in cloak cupboard.

### LOUNGE

18'11" x 12'1"

Open fireplace with tiled surround and granite hearth, oak mantel. Cornice. 8 Pane double doors into ...

### FAMILY ROOM

23'0" x 10'5"

10 Downlights.

### KITCHEN

10'5" x 9'0"

Range of white gloss high and low level cupboards and drawers with oak roll edge work surfaces. Built-in Indesit 4 ring hob and oven under. Extractor canopy with integrated fan and light. Blanco 11/2 tub single drainer stainless steel sink unit with mixer taps. Breakfast bar. Part tiled walls. Ceramic tiled floor.

### BEDROOM 1

12'0" x 12'0"

Range of built-in wardrobes.

### BEDROOM 2

12'1" x 8'7"

### BEDROOM 3

10'6" x 8'7"

### BATHROOM

White suite comprising: Panelled bath with mixer taps and Thermostatic shower over. Separate electric shower. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail. Built-in extractor fan.

### OUTSIDE

### DETACHED GARAGE

18'0" x 8'11"

Roller door. Light and power.

### FRONT

Tarmac driveway with hedges and shrubs. Light

### REAR

Enclosed garden in paving with trees and shrubs. Tap. Light. Timber shed.






















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	58	
(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.

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