

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 HAMPTON GARDENS, BANGOR, BT19 7GD**

**OFFERS OVER £315,000**



When it comes to a balanced, well rounded specification then this immaculate four bedroom, detached home will be difficult to better as tasteful decor and excellent specification has been a priority for the present owner in presenting this home to a perfect standard. The overall space is both practical, well-presented and family oriented and the location of the property combines convenience to well-established shopping at Bloomfield and local primary schools, together with a pleasant level of privacy due to the design and layout of the overall development.

The decision to buy, as always, is yours, but we feel once viewed, this home will satisfy most, if not all, your domestic needs, making the buying process an easier and happier undertaking.



## Key Features

- 4 Bedrooms (Ensuite)
- uPVC Triple Glazed Windows
- Grey Kitchen / Dining Area
- Utility / Wash Room
- Cul De Sac
- 3 Reception Rooms
- Oil Fired Heating System
- White Bathroom Suite
- South Facing, Open Aspect To The Rear



### ACCOMMODATION

Composite entrance door with glazed side panel into ...

### ENTRANCE HALL

#### LOUNGE

13'11" x 12'10"

Open fireplace with cast iron surround and ornamental tiled insets. Double doors into ...

#### DINING ROOM

9'10" x 9'1"

Solid pine wood floor.

#### KITCHEN/DINING AREA

21'4" x 9'9"

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. 11/2 drainer stainless steel sink unit with mixer taps. Integrated fridge/freezer and dishwasher. Laminated wood floor. Part tiled walls. Double glazed door leading to Conservatory. uPVC triple glazed French doors leading to south facing rear garden.

#### CONSERVATORY

11'4" x 10'8"

Recently installed Ultra Therm roof. 2 Double glazed Velux windows. Laminated wood floor. uPVC double glazed French doors leading to decking. Dimmer. 6 Downlights.

#### UTILITY ROOM

8'11" x 7'0" at widest points

Laminated wood floor. Plumbed for washing machine.

### WASH ROOM

Comprising: Wash hand basin with mixer tap. W.C. Laminated wood floor.

### STAIRS TO LANDING

#### BEDROOM 1

17'6" x 9'1"

#### ENSUITE

Comprising: Whirlpool double sized bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin and mixer tap. Corner shower with Thermostatic shower over and Drencher. W.C. 4 Downlights. Part tiled walls. Anthracite heated towel rail.

#### BEDROOM 2

12'6" x 10'1"

Laminated wood floor.

#### BEDROOM 3

10'4" x 10'1"

#### BEDROOM 4

9'0" x 6'10" widening to 10'5"

### BATHROOM

White suite comprising: Free standing bath with mixer tap and telephone shower attachment. Corner shower with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Tiled walls. Tile effect Vinyl flooring. Chrome heated towel rail.

### OUTSIDE

#### FRONT

Tarmac driveway with flowerbed in shrubs. Lights.

### REAR

South facing enclosed garden in lawn with trees and climbers. PVC oil tank. Decked patio. Paved patio.

### STORE

9'1" x 7'4"

Roller door. Megaflo Pressure boiler, oil fired boiler. Solar Panel control system.









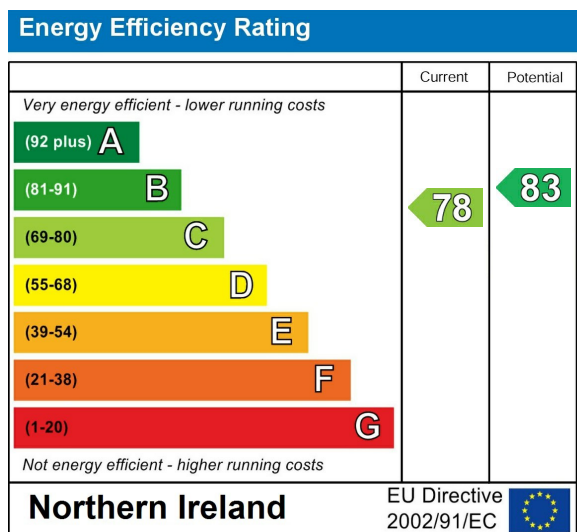












Questions you may have. **Which mortgage would suit me best?**

**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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