

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 ARDKEEN AVENUE, BANGOR, BT19 1ER

OFFERS OVER £275,000

This detached bungalow could be described a "ready to enjoy home" as the overall presentation and specification is to a comfortable appealing standard. A great deal of care and attention has been spent in creating a cosy, welcoming atmosphere, in this pleasant and mature location, creating a quiet, peaceful home. The property is convenient for many Bangor West amenities including a Tesco store and retail outlets at Springhill, public transport to and from Belfast, local schools and delightful coastal walks on your doorstep. You're cordially invited to view and experience the benefits that await the successful buyer of this impressive home.



Key Features

- Corner Site
- 3 Bedrooms
- Conservatory
- Phoenix Gas Heating
- Shower Room
- Well Presented Throughout
- Spacious Lounge
- uPVC Double Glazing
- White Kitchen
- Garage



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE PORCH

Half opaque uPVC entrance door into ...

ENTRANCE HALL

Built-in cloaks cupboard.

LOUNGE

14'2" x 13'6"

Mock fireplace with granite hearth.

CONSERVATORY

10'7" x 10'4"

Ceramic tiled floor.

KITCHEN

13'8" x 8'10"

Range of white ash high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring ceramic hob and Beko oven under. Extractor hood with integrated fan and light. Pine ceiling. Tiled effect laminated wood floor. Part tiled walls.

BEDROOM 1

15'11" x 14'3"

Range of built-in wardrobes with mirrored sliding doors. Laminated wood floor.

BEDROOM 2

13'6" x 8'0"

Range of built-in wardrobes with mirrored sliding doors. Laminated wood floor.

BEDROOM 3/DINING ROOM

9'6" x 7'10"

Built-in storage cupboard. Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over and Drencher. Wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail. Pine ceiling.

OUTSIDE

SEMI DETACHED GARAGE

18'10" x 9'3"

Roller door. Light and power.

FRONT & SIDE

Garden in lawn with trees and shrubs.

REAR

Enclosed garden in pavestones with hedges. Tap. Outside power.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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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