

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



5 AMBLESIDE DRIVE, BANGOR, BT20 4QB

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS OVER £260,000



Located off the Donaghadee Road means this detached bungalow qualifies for the title "perfectly positioned" as its location gives access to an array of amenities at Ballyholme but also offers a quiet, peaceful neighbourhood. Add to the location appeal a very acceptable specification that combines an excellent level of comfort with a relatively modern standard of fixtures and fittings and you have a home that offers years of enjoyable ownership.

So why not come along, have a look and picture the ways ownership of this home could enhance your day to day living.



Key Features

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- White Kitchen
- White Bathroom Suite
- Open Aspect To The Front
- No Onward Chain



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Solid oak wood floor. 6 Downlights. Built-in cloaks cupboard.

LOUNGE

20'9" x 12'2"

Open fireplace with tiled surround and hearth, oak mantel. Laminated wood floor.

DINING AREA

11'7" x 8'11"

KITCHEN

17'7" x 15'7" at widest pts

Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring hob and double oven. Extractor hood with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. AEG integrated dishwasher. Part tiled walls. Ceramic tiled floor. uPVC Double glazed patio door to rear. Double glazed Velux window.

BEDROOM 1

13'6" x 10'4"

BEDROOM 2/FAMILY ROOM

13'6" x 8'11"

Mock fireplace with Scrabo stone surround and floral tiled insets, tiled hearth. Laminated wood floor.

BEDROOM 3

10'2" x 10'1"

BATHROOM

White suite comprising: Panelled bath with corner shower and Mira electric shower. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Built-in hotpress with insulated copper cylinder and immersion heater.

OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn. Tap. Boiler House. PVC oil tank. Light. Shed: 11'8" x 8'10"





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 Partner Jonathan Collins on .

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. 18344909

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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