

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**SHANDRILL, 2 AILSA PARK, BANGOR, BT19 1EA**

**OFFERS OVER £575,000**



Ulster Property Sales are delighted to offer for sale this charming detached family home which exudes quality whilst at the same time affording a wealth of adaptable accommodation. Enjoying a prestigious Bangor West address and boasting an enviable outlook into Belfast Lough the home is sure to appeal to a wide spectrum of potential discerning purchasers. Upon inspection viewers will immediately appreciate the practical entrance porch and beyond the welcoming entrance hall with its very useful adjacent cloak/wash room. Worthy of special note is the generous reception space afforded by the magnificent lounge with its striking fireplace, and the comfortable adjoining family room again with an attractive fireplace. Viewers will be further enticed by the excellent and well appointed kitchen/dining area with its wide range of high and low level units and selection of integrated appliances. Moreover there is a practical adjacent utility room.

This fine residence provides a well proportioned 4 bedroom layout with a very pleasing white master bedroom ensuite (the 4th bedroom could be utilized as an extra reception room depending upon family requirements). To compliment the ensuite the bungalow benefits from a superb 4 piece white family bathroom which has to be seen to be believed.

Perhaps, however the most striking feature of this residence is the site upon which it is positioned. The front garden is laid in well tended lawns with a profusion of plants and shrubs and the driveway provides ample parking and access to the sizeable double garage. The enclosed rear is also laid in lawn with plants and shrubs, paved patio, covered barbecue area and a store.

Ideally located and enjoying convenience to bus, rail, local shops, Carnalea Golf Club and not to mention the Seashore for those who enjoy coastal walks, we feel sure your perusal of this exceptional home will result in an instant attraction.



## Key Features

- Superb Detached Bungalow With Sea Views
- 4 Bedrooms ( Ensuite) 2+ Reception Rooms
- Phoenix Gas Heating System / Upvc Double Glazing
- Large Mature Site with Conversion Potential
- Cul De Sac / No Onward Chain
- Flexible Accommodation
- Oak Kitchen / Utility Room
- Double Attached Garage / Ample Car Parking
- Well Presented Throughout
- Popular Location



### ACCOMMODATION

Hardwood entrance door with 8 pane side panels into ...

### ENTRANCE PORCH

Glazed door with matching glazed side panels into ...

### ENTRANCE HALL

Built-in hotpress with Heatrae Saida pressure boiler

### CLOAK ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor.

### LOUNGE

20'9" x 13'0"

Double doors. Open fireplace with gas fire, Sandstone surround and hearth. uPVC double glazed French doors to rear. 6 Downlights. Wall light. 8 Pane glazed door into ...

### FAMILY ROOM

22'0" x 13'8"

Open fireplace with gas fire, Sandstone surround and hearth. Cornice uPVC double glazed French doors to rear.

### KITCHEN/DINING AREA

21'4" x 14'5" at widest pts

8 Pane glazed door. Range of oak high and low level cupboards and drawers with Quartz roll edge work surfaces. Built-in Neff 5 ring gas hob, and Neff oven with warming tray and built-in microwave. Neff Extractor hood with integrated fan and light. Franke 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Integrated dishwasher. Part tiled walls. Ceramic tiled floor. 8 Downlights.

### UTILITY ROOM

10'9" x 8'8"

Range of oak high and low level cupboards with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Ceramic tiled floor. Access to roofspace.

### ROOFSPACE

Light and power. Floored. Double Glazed Velux Window. Access to eaves.

### REAR PORCH

Access into the attached integral garage.

### BEDROOM 4/DINING ROOM

13'11" at widest pt x 9'7"

8 Pane glazed door. uPVC double glazed French doors to rear.

### BEDROOM 1

13'8" x 12'5"

Range of built-in bedroom furniture.

### ENSUITE

Comprising: Shower cubicle with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Tiled walls. Ceramic tiled floor.

### BEDROOM 2

11'9" x 8'10"

Range of built-in bedroom furniture.

### BEDROOM 3

11'11" x 8'11"

Built-in wardrobe with sliding doors.

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. W.C. Vanity unit with twin inset sinks and mixer taps. Tiled shower cubicle with Thermostatic shower over. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail. 4 Downlights.

### OUTSIDE

#### INTEGRAL GARAGE

20'3" x 17'8"

Electric twin up and over doors. Light and power. Boiler house.

### FRONT

Garden in lawn with mature trees and shrubs. Lights.

### REAR

Enclosed garden in lawn with mature trees and shrubs. Paved patio. Covered barbecue area. Lights. Tap. Outside store. Vehicular access to rear.






















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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