

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



19 COLLEGE AVENUE, BANGOR, BT20 5HJ

OFFERS OVER £625,000

Character, Charm, Convenience and of course Location!

It is with much pleasure that Ulster Property Sales offer for sale this superior detached period residence which boasts a prestigious Ballyholme address which is sure to appeal to a wide spectrum of discerning purchasers. Only a short stroll from the beach for those who enjoy coastal walks, convenience is also at hand to the city centre shops, schools, restaurants and Marina, moreover the Yacht club, Bangor Golf Club and Ward Park are all nearby. Upon inspection viewers will immediately appreciate the characteristic entrance hallway with its appealing tiled flooring half panelled walls and the practical adjacent cloak room and pleasing wash room. There is a wealth of generous reception space afforded by the charming lounge with its attractive fireplace, the impressive family room also with a striking fireplace and special mention must be made of the excellent living/dining area with feature wood burning stove. From here there is open plan access to the magnificent modern kitchen with its Fenwick graphite grey high and low level units, quartz worktops and extensive range of integrated appliances. This exceptional home enjoys a traditional generously proportioned 4 bedroom layout and viewers shall be further enticed by the exceptional family bathroom. At first floor level attention must also be given to the unique feature stained glass landing window. Outside to the front there is a ample car parking and access to the attached garage and another feature which is sure to appeal nowadays is the versatile home office. The enclosed rear garden is laid in artificial grass for ease of maintenance and there is a raised paved patio, ideal for those summer barbecues.



Key Features

- Location, Character & Charm
- 4 Bedroom & 2+ Receptions
- Ground Floor Wash Room & First Floor Family Bathroom
- Attached Garage & Separate Home Office
- Period Detached Ballyholme Residence
- Magnificent Kitchen
- Gas Fired Heating System
- Garden to Both Front & Rear



ACCOMMODATION

Composite entrance door into ...

ENTRANCE HALL

Ceramic tiled floor. Half panelled walls. Walk-in cloak room.

LOUNGE

17'10" x 11'4"

Open fireplace with cast iron surround and granite hearth, Sandstone effect mantel. Karndean flooring. Cornice. Picture rail.

FAMILY ROOM

15'1" x 11'2"

Open fireplace with cast iron surround and granite hearth, wood mantel. Karndean flooring. Cornice. Picture rail.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor. Anthracite heated towel rail.

LIVING/DINING AREA

22'10" x 11'10"

Distressed oak LVT flooring. Open fireplace with wood burning stove, tiled surround and slate hearth. Cornice. Open plan to ...

KITCHEN

22'7" x 8'9"

Range of Fenwick Graphite Grey high and low level cupboards and drawers with Quartz surfaces. Built-in Nordmende 5 ring gas hob and oven with microwave. Esto extractor canopy with integrated fan and light. Blanco 1 1/2 tub ceramic sink with single drainer and Quouker mixer tap. Integrated dishwasher. Plumbed for washing machine. Ceramic tiled floor. 10 Downlights. Anthracite heated towel rail. Double glazed Velux window.

STAIRS TO LANDING

Feature stained glass window. Cornice. Half panelled walls to dado.

BATHROOM

White suite comprising: Free standing bath with mixer tap and telephone shower attachment. Walk-in shower with telephone and Drencher. Vanity unit with wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. PVC panelled ceiling with 8 Downlights. Anthracite heated towel rail.

BEDROOM 1

14'1" x 11'11"

BEDROOM 2

12'11" x 11'3"

Cornice. Picture rail. Ceiling rose.

BEDROOM 3

14'1" x 11'11" (rear)

Cornice. Picture rail. Ceiling rose.

BEDROOM 4 (Side)

11'4" x 11'2"

OUTSIDE

ATTACHED GARAGE

15'3" x 6'10"

Electric roller door. Light and power. Gas boiler.

FRONT

Ample parking

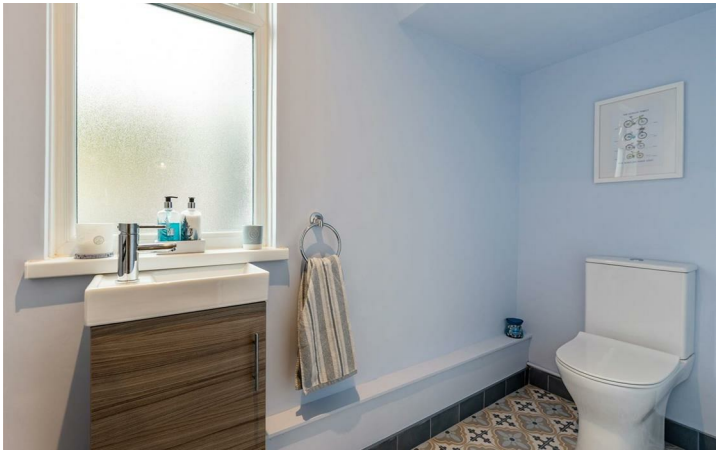
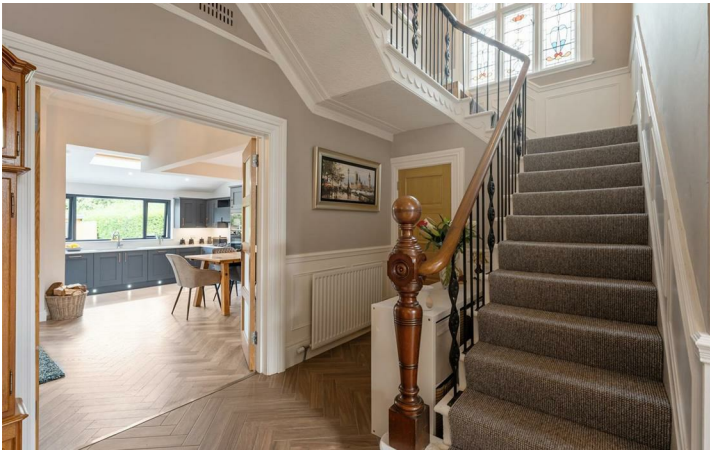
REAR

Enclosed garden in artificial grass. Raised paved patio. Lights and tap.

HOME OFFICE

17'8" x 9'8"

Light and power. 8 Downlights. uPVC double glazed French doors leading to composite decking.












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(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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