

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



12 PINEHILL ROAD, BANGOR, BT19 6SA

OFFERS OVER £280,000

When size matters this could be the home for you, as the accommodation is both plentiful and well proportioned, which makes it ideal for the growing family. The location also offers a catchment of 2 Primary Schools, retail shopping at Bloomfield Shopping Centre. Married to these obvious attractions is the overall presentation and specification, which has been maintained to a good standard, minimising the need for substantial cost and inconvenience when you move in. As you will see for your viewing of the property splendour and practicality can work hand in hand.



Key Features

- 4 Bedrooms (2 On G Floor)
- uPVC Double Glazing
- Phoenix Gas Central Heating
- Mature Generous Site
- 2 Reception Rooms
- G.F Shower & F.F Bathroom
- Detached Garage
- No Onward Chain



ACCOMMODATION

Arched Veranda. Light.

RECEPTION HALL

9 low voltage downlights. Cloaks cupboard and storage cupboard downstairs. Telephone point.

LOUNGE

21'2" x 11'11" at widest pt

Open fireplace with cast iron surround with floral tiled inset and slate hearth. Cornice. TV point.

DINING ROOM

11'0" x 7'8"

BEDROOM 1

15'9" x 11'4" at widest pt

Range of built-in wardrobes with mirror sliding doors.

BEDROOM 2/FAMILY ROOM

14'6" x 9'8"

Laminated wooden flooring.

SHOWER ROOM

White suite comprising: W.C. Vanity unit with inset wash hand basin. Tiled shower cubicle with Thermostatic shower unit. Part tiled walls. 4 Low voltage downlights. Hotpress with Worcester gas fired boiler.

KITCHEN

12'7" x 10'11"

Range of hand painted high and low level units with roll edge work surfaces. 1 1/2 tub single drainer sink unit with mixer taps. Belling stainless steel 4 ring gas hob. Creda Plan integrated oven and Sharp microwave. Integrated fridge. Plumbed for washing machine. Part tiled walls. Concealed lighting. Built-in glazed display cabinet. Amtico style flooring. uPVC double glazed door to rear.

STAIRS TO 1ST FLOOR

LANDING

Built-in robe with storage.

BEDROOM 3

17'5" x 9'10"

Alcove storage with built-in shelving. Access to eaves storage. Mahogany uPVC double glazed door to balcony.

BEDROOM 4

16'8" x 10'11"

Access to eaves storage.

BATHROOM

White suite comprising: Pedestal wash hand basin. W.C. Bidet. Panelled bath with mixer taps. Fully tiled walls. 2 eyeball downlights.

OUTSIDE

DETACHED GARAGE

22'3" x 11'9"

Up and over door. Light and power. Plumbed for washing machine.

FRONT AND SIDE

Garden in lawn with trees and shrubs. Pvc fascia boards.

REAR

Enclosed garden in pavestones.
Tap. Sensor lights.












Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 68 |
| (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.

ULSTERPROPERTYSALES.CO.UK

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