

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 FAIRFIELD GLEN,
BANGOR, BT20 4XP**

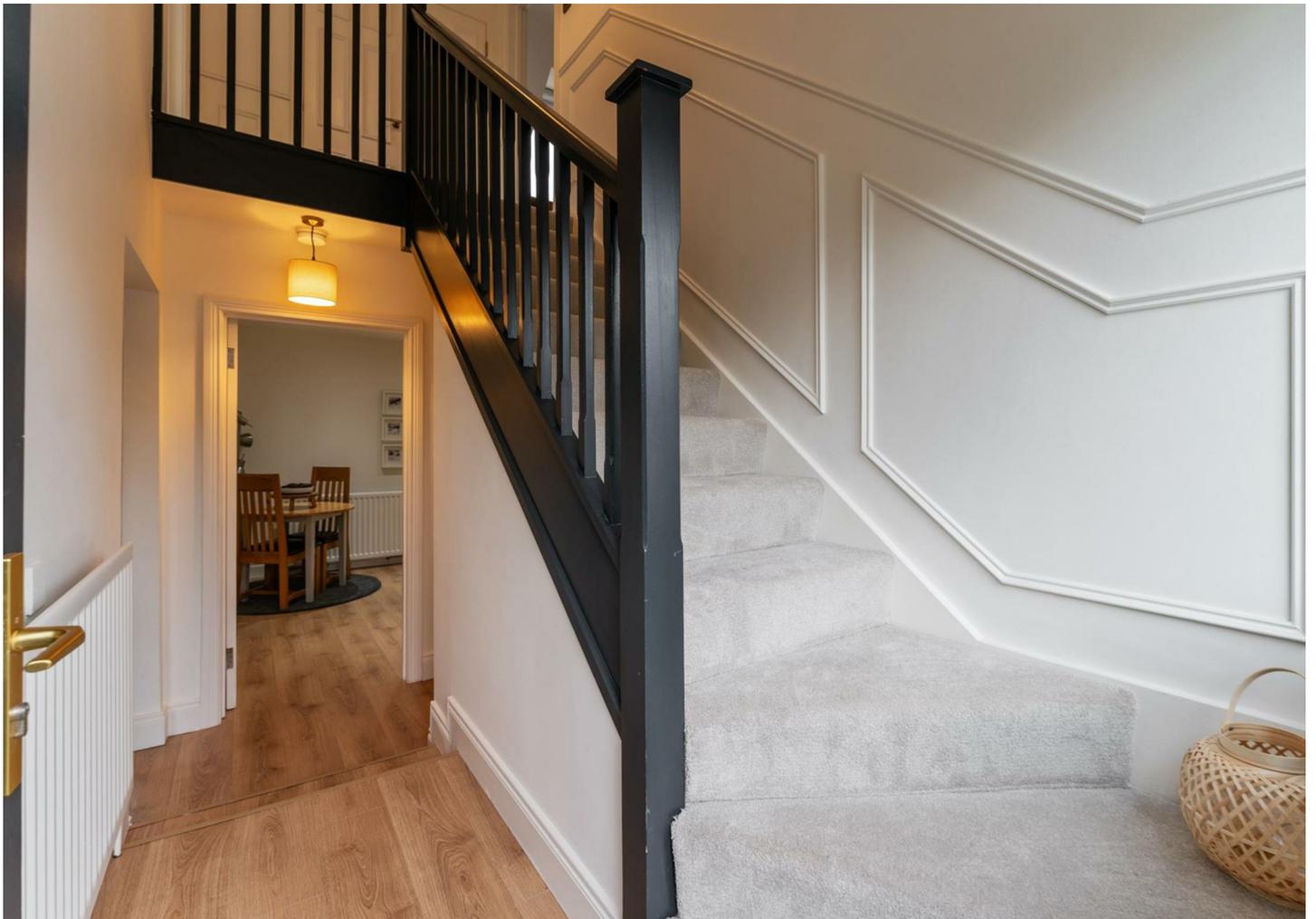
OFFERS AROUND £275,000

Welcome to Fairfield Glen, a charming location where this recently modernised chalet type bungalow awaits its new owners. This delightful property boasts three spacious bedrooms, with one conveniently located on the ground floor for easy access.

Step inside to discover a newly renovated kitchen and tasteful decor throughout, all finished to a high standard. The property offers excellent storage space, perfect for keeping your belongings neatly organised.

Outside, the landscaped gardens are sure to impress, featuring a raised decked entertaining area ideal for hosting gatherings or simply enjoying a peaceful evening outdoors. The large living room is a standout feature, complete with a multi-fuel stove for cosy nights in and double doors that open up to the rear garden, seamlessly blending indoor and outdoor living.

Don't miss the opportunity to make this house your home and enjoy the comfort and style it has to offer in this desirable location.



Key Features

- Stunning Detached Chalet Bungalow In A Quiet Cul De Sac Location
- Recently Renovated And Modernised To A High Standard
- New Fully Fitted Kitchen With A Good Range Of Units
- Luxury White Bathroom With Bath And Overhead Shower
- Detached Garage And Space For Parking
- Three Double Bedrooms, One On Ground Floor
- Living Room With Double Doors To Garden And Multi Fuel Stove
- Utility Room With Space For American Style Fridge Freezer
- Enclosed Rear Garden With Raised Decked Entertaining Area



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring and cupboard under stairs.

Lounge

17'3" x 12'3"

Comprising of Inglenook style fireplace with wood burning stove, slate tile hearth and feature wood panelling surround, wood laminate floor, recessed spotlighting, patio doors to rear garden.

Kitchen

14'5" x 7'9"

Newly installed range of low level units with quartz affect worktops and upstand, inset sink unit with mixer tap, built in under oven with ceramic hob and integrated extractor fan and hood, feature panelling and shelving, integrated dishwasher, wood laminate flooring.

Utility Area

4 x 4

Quartz affect worktop, plumbed for washing machine, space for fridge/freezer, wood laminate flooring.

Bedroom 1

10'7" x 9'8"

Wood laminate flooring.

Bathroom

White bathroom suite comprising panelled bath with mixer tap, new "Mira" sprint electric shower, glazed shower screen, wall mounted hand basin with mixer tap, low flush wc, fully tiled walls, wood laminate flooring.

Landing

Double built in cupboard with hotpress.

Bedroom 2

9'8" x 7'9"

2 x Velux type windows.

Bedroom 3

9 x 7

Built-in robes.

Outside

Small front stone area with detached garage and parking, enclosed rear garden with large raised timber decking area including uplighters and bench seating, patio with surrounding flowerbeds and boundary fence, enclosed, off street parking.

DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is associated/related to a current employee of Ulster Property Sales.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due

Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk



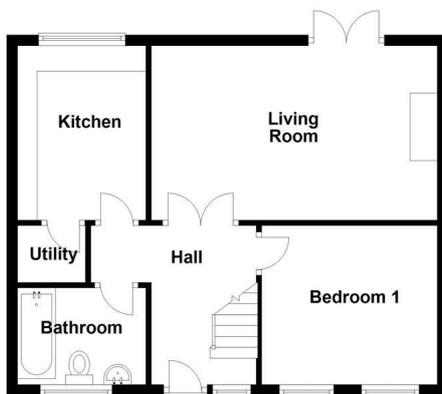




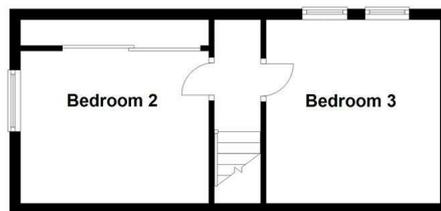




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	66
(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 91811444.

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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