

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**5 BEXLEY DRIVE, BANGOR, BT19 7ZQ**

**OFFERS OVER £185,000**

Located, in what was been since conception, an extremely popular development this semi is an exceptionally good buy based on its level of specification and the accommodation on offer. Benefiting from the input of modern construction. The owner has ensured the presentation has been suitably maintained at a price first time buyers should consider affordable. This is one of those appealing opportunities that present themselves now and again but naturally don't last for ever, so we'd suggest a quick reaction to secure a home that will undoubtedly offer up - to - date amenities and the appeal associated with a home that supports a cosy lifestyle.



## Key Features

- 3 Bedrooms (Ensuite)
- Kitchen / Dining Area
- Double Glazing
- Generous Rear Garden
- Spacious Living Room
- Phoenix Gas Heating System
- Coloured Bathroom Suite
- Cul De Sac



## ACCOMMODATION

### COVERED PORCH

Half leaded entrance door with half leaded side panels into ...

### ENTRANCE HALL

Laminated wood floor. Telephone point.

### WASH ROOM

Comprising: Pedestal wash hand basin. W.C.

### LOUNGE

14'7" x 11'3"

Open fireplace with cast iron multi-fuel stove and wooden mantel. Laminated wood floor. Cornice.

### DINING AREA

11'4" x 10'9"

Laminated wood floor. uPVC double glazed patio door to rear.

### KITCHEN/DINING AREA

18'4" x 11'10"

Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Breakfast bar. 11/2 tub single drainer sink unit with mixer taps. Extractor hood with integrated extractor fan and light. Plumbed for washing machine. Laminated wood floor. Part tiled walls. Understairs cupboard with light.

### FIRST FLOOR

Built-in storage cupboard.

### BEDROOM 1

14'8" x 11'4"

Range of built-in wardrobes with mirrored sliding doors.

### ENSUITE

COMPRISING: Tiled shower cubicle with Thermostatic shower over. Pedestal wash hand basin with splash back. W.C. 2 Downlights.

### BEDROOM 2

13'4" x 8'9"

6 Downlights. Double glazed Velux window.

### BEDROOM 3

11'10" x 8'4"

### BATHROOM

Coloured suite comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Pine ceiling.

### OUTSIDE

#### FRONT

Tarmac driveway Garden in lawn with shrubs. Light.

#### REAR

Enclosed garden in lawn with shrubs. Tap. Light. Paved patio. Shed.









### 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>                            |                            |                                                                                       |
| (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<br>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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