

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**48 SINCLAIR ROAD, BANGOR, BT19 1PF**

**OFFERS OVER £215,000**

The address alone, just off the Rathmore Road, will give you a clue as to just how popular this semi detached home is likely to be, as the position is just perfect to capture the appeal of excellent shopping, first class primary schools and is renowned for the variety of useful and needed amenities close to hand. On top of this appealing location is a home that offers both family attraction and a very comfortable specification, which together with a a near traffic free environment due to its location should have specific appeal to younger families. Having found it it would be a shame to not view it, as we're confident the abundance of attributes on offer has produced a home that is worthy of happy long term ownership.



## Key Features

- 3 Bedrooms
- Open Plan Kitchen / Dining Area
- Phoenix Gas heating System
- Detached Garage
- Cul De Sac
- Spacious Lounge
- uPVC Double Glazing
- White Shower Room
- Spacious Site



### ACCOMMODATION

Composite door with leaded uPVC double glazed side panels into ...

### ENTRANCE HALL

Laminated wood floor.

### WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer tap. W.C.

### LOUNGE

14'4" x 13'3"

Laminated wood floor.

### KITCHEN/DINING

20'9" x 10'3"

Range of ivory high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in Diplomat 4 ring gas hob and electric oven under. Extractor hood with integrated fan and light. Franke single drainer stainless steel sink unit with mixer taps. Zanussi integrated dishwasher. Tiled effect laminated wood floor.

### STAIRS TO LANDING

Built-in storage cupboard.

### BEDROOM 1

14'0" x 10'4"

Built-in wardrobe.

### BEDROOM 2

10'4" x 8'4"

### BEDROOM 3

10'3" x 6'8"

### SHOWER ROOM

Comprising: Walk-in shower with Mira Jump electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled ceiling. Built-in extractor fan.

### OUTSIDE

#### DETACHED GARAGE

19'10" x 12'1"

Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

#### FRONT

Garden in lawn with trees and shrubs. Light.

#### REAR

Enclosed in stones with hedges. Tap. Lights. Shed. Summer house and green house.










## 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 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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