



9 ASHBURY ROAD, BANGOR, DOWN, BT19 6TZ

Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £185,000



The location alone should in itself warrant a viewing of this semi, as it benefits from all the varied amenities associated with the area. Asides from this the property also provides the comfort and condition of accommodation, which at this price, will impress. The owner has gone to great lengths to ensure ownership of this home will prove an enjoyable experience with an overall atmosphere of cosy relaxation.

The appealing combination of these likeable attributes readily to hand should suggest an immediate viewing might be prudent to secure the possibility of a successful purchase.



Key Features

- 3 Bedrooms
- Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- Shower Room
- Detached Garage
- Popular Location
- No Onward Chain



ACCOMMODATION

PVC entrance door into ...

ENTRANCE HALL

Double built-in cloaks cupboard.
Laminated wood floor.

LOUNGE

13'5" x 11'2"
Open fireplace with granite surround and hearth, wood mantel.

DINING AREA

9'9" x 8'9"
Laminated wood floor.

KITCHEN

11'5" x 8'8"
Range of cream high and low level cupboards and drawers with roll edge work surfaces. Built-in Bosch 4 ring hob and oven. Extractor hood with integrated fan and light. 1 1/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. Concealed lighting.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater.

BEDROOM 1

13'0" x 8'6"

BEDROOM 2

11'7" x 10'1"
Built-in wardrobe.

BEDROOM 3

8'8" x 7'6"
Built-in wardrobe.

SHOWER ROOM

Comprising: Walk-in shower with Mira Even XS electric shower. Vanity unit with inset wash hand basin. W.C. PVC panelled walls and ceiling. 4 Downlights. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

23'8" x 10'3"
Roller door, light and power. Oil fired boiler.

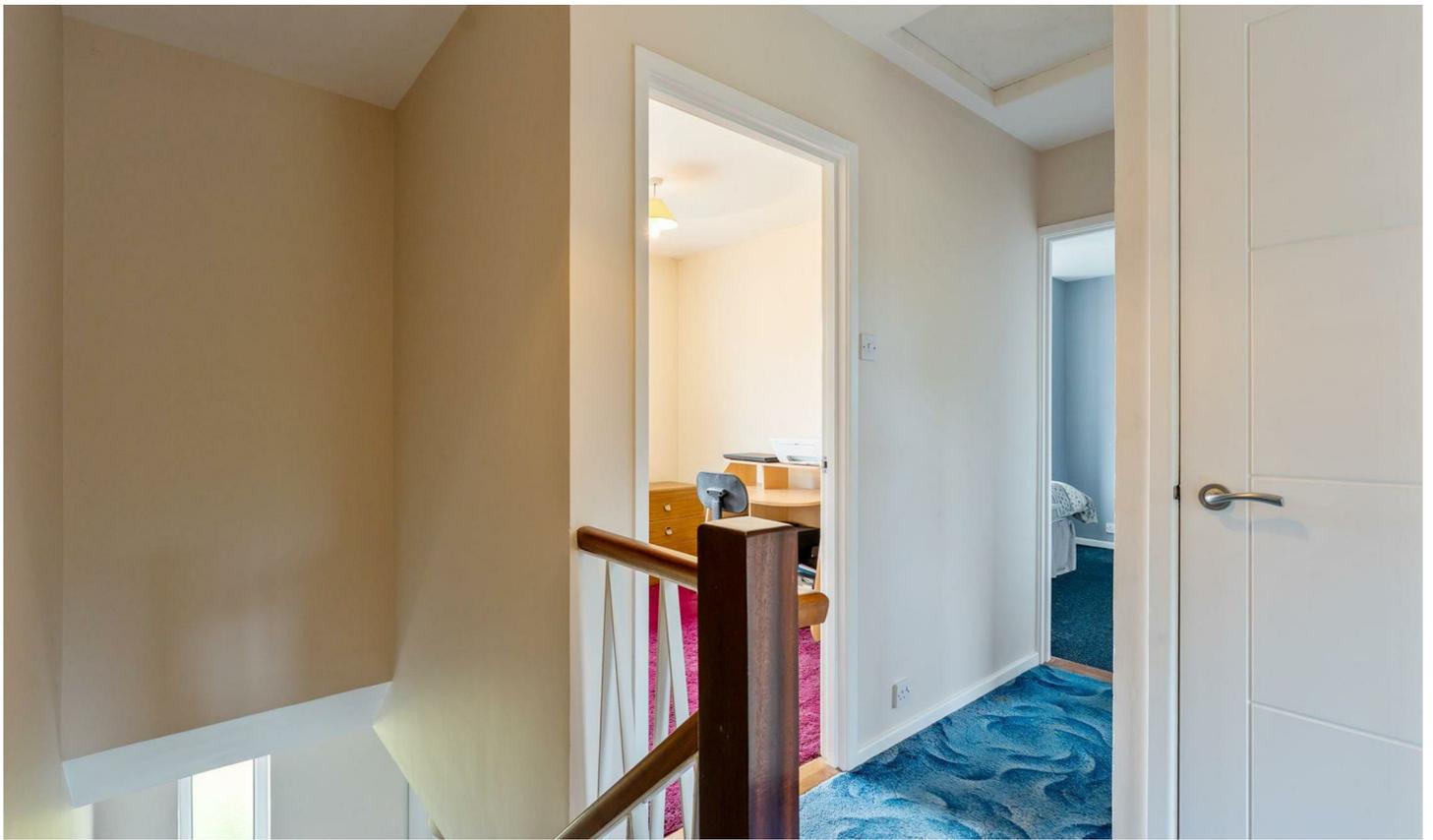
FRONT

Garden in lawn with trees and shrubs.

REAR

Enclosed garden in lawn with trees and shrubs. Paved patio. Sensor light. Tap. Shed: 7'0" x 5'0". Green house.





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 Faith Stead on .

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. 18347955

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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