

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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BT20 4AG

028 9127 1185

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NETWORK STRENGTH – LOCAL KNOWLEDGE



18 DOROTHY AVENUE, BANGOR, BT20 4PG

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-120 kWh/m ² A		
81-100 kWh/m ² B		
61-80 kWh/m ² C		
41-60 kWh/m ² D		
21-40 kWh/m ² E		
1-20 kWh/m ² F		
Below 1 kWh/m ² G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

£270,000



The creation of a masterpiece starts with a blank canvas. In property terms this is exactly what you have in respect of this detached bungalow, that is first and foremost reflected in the price, that being the case the property allows those with the flair and imagination to demonstrate their creative abilities in presenting this property to its ultimate potential. Located in an area that over the years has remained popular and matured well, will further enhance its appeal as will the convenience of Ballyholme Beach and the coastal walks on your door step.



Key Features

- 3 Bedrooms
- Spacious Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- White Shower Room
- Detached Garage
- Corner Site
- No Onward Chain



ACCOMMODATION

Opaque uPVC double glazed entrance door into ...

ENTRANCE PORCH

Tiled floor. Opaque uPVC double glazed door with opaque side panels into ...

ENTRANCE HALL

Built-in cloaks cupboard. Wall light point.

LOUNGE

19'3" x 16'4" at widest pts
Open fireplace with Quartz tiled surround and hearth.

KITCHEN

10'10" x 10'5"
Range of cream high and low level cupboards and drawers with roll edge work surfaces. 1 1/2 tub single drainer stainless steel sink unit with mixer tap. Extractor hood with integrated fan and light. Plumbed for washing machine. Part tiled walls.

BEDROOM 1

11'3" x 9'4"
Range of built-in wardrobes.

BEDROOM 2

11'2" x 10'11" at widest pt

BEDROOM 3

9'2" x 7'11"
Hotpress with lagged copper cylinder and immersion heater.

SHOWER ROOM

Comprising: Corner tiled shower cubicle with electric shower. Pedestal wash hand basin. W.C. Tiled walls. Pine ceiling. Chrome heated towel rail.

SEPARATE W.C.

W.C. Tiled walls. Pine ceiling.

OUTSIDE

GARAGE

17'3" x 9'9"
Up and over door. Light and power. Boiler house.

FRONT & SIDE

Gardens in lawn with shrubs and hedging. Light.

REAR

Garden in lawn with trees and hedging. Decked patio. Light. Tap. PVC Oil tank.





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. 18365707

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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