

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 MORSTON PARK, BANGOR, BT20 3ER**

**OFFERS OVER £270,000**



Enjoying a much sought after residential location and positioned upon a generously proportioned site, Ulster Property Sales are delighted to offer for sale this deceptively spacious detached bungalow. Offering both modern day living and versatile accommodation the home is sure to appeal to a wide variety of potential purchasers especially those catering for an elderly relative or a teenager looking for their own retreat space. Upon inspection viewers will appreciate the welcoming entrance hall and the wealth of reception space afforded by the through lounge/dining area open plan to the adjoining kitchen which enjoys an outlook to the rear garden. Apart from a white shower room the bungalow boasts a 3 bedroom layout which is well planned including a useful utility room and wash room.. The original garage has been converted and provides an open plan Lounge / Kitchen with separate Bedroom and Shower Room. Outside the front garden provides ample car parking and mature gardens in trees and shrubs with a garden room. The extensive rear is also laid in lawn, a decked patio and a useful home office ideal for those who work from home or for those with a hobby including a useful garden shed.



## Key Features

- 3 Bedrooms
- uPVC Double Glazing
- Oak Kitchen
- Utility Room / Wash Room
- Well Presented Throughout
- 1+ Reception Room
- Phoenix Gas Central Heating
- White Shower room
- Large Corner Site
- No Onward Chain



### ACCOMMODATION

uPVC double glazed entrance door with uPVC double glazed side panel into ...

### ENTRANCE PORCH

Ceramic tiled floor. Opaque entrance door with opaque glazed side panel into ...

### ENTRANCE HALL

built-in cloaks cupboard. Laminated wood floor. 5 Downlights.

### WASH ROOM

Comprising: Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 2 Downlights.

### LOUNGE

16'0" x 10'4"  
Open fireplace. Open plan to ...

### FAMILY/DINING AREA

11'3" x 10'4"  
uPVC double glazed French doors leading to rear.

### KITCHEN

9'11" x 7'10"  
Range of oak high and low level cupboard and drawers with roll edge work surfaces. Built-in Neff 4 ring gas hob and double oven. Ceramic 11/2 tub single drainer sink unit with mixer taps. Integrated fridge/freezer. Part tiled walls. Tiled effect laminated wood floor. 4 Downlights.

### UTILITY ROOM

Range of high and low cupboard with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. 6 Downlights. Worcester bosch gas boiler. Tiled effect laminated wood floor.

### BEDROOM 1

12'11" x 10'0"

### BEDROOM 2

11'2" x 8'10"

### BEDROOM 3

10'0" x 7'1"

### SHOWER ROOM

Corner shower with Shower Lux Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Chrome heated towel rail.

### ROOFSpace

Part floored. Light. Ladder.

### KITCHEN/LIVING

15'6" x 8'11"  
PLEASE NOTE - These alterations have no Building Control. White and grey range of high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring gas hob and double oven. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. 7 Downlights. Laminated wood floor.

### BEDROOM

10'11" 7'4"

PLEASE NOTE - These alterations have no Building Control. Laminated wood floor. Fixed staircase to roofspace.

### SHOWER ROOM

PLEASE NOTE - These alterations have no Building Control. Comprising: Corner shower with Thermostatic shower. Vanity unit with inset wash hand basin. W.C. Part PVC and part pine panelled walls. 7 Downlights. Heated towel rail.

### OUTSIDE

#### FRONT & SIDE

Garden in lawn with trees and shrubs.

#### REAR

Garden in lawn with hedges. Light and tap.

### OUTSIDE OFFICE

14'0" x 9'0"  
Laminated wood flooring. Light and power. 4 Downlights. Pedestal wash hand basin with mixer taps. W.C.

### GARDEN SHED

10'0" x 8'0"  
Light and power.

### OUTSIDE SUMMER HOUSE

8'0" x 8'0"  
With covered barbeque area. Fully insulated, PVC panelled walls and ceiling. 4 Downlights.






















### 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>	65	71
(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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