

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



151 GROOMSPORT ROAD, BANGOR, BT20 5NZ

OFFERS OVER £350,000



Hallmarked as an exceptional family home, this substantial detached Bungalow not only has the space and volume of expectation but it also affords flexible accommodation that is well-proportioned and is located only a short distance to Ballyholme beach. Needless to say its location in this delightful location gives access to the many facilities associated with the area, such as convenience to Ballyholme, and delightful coastal walks, that extend as far as Groomsport and public transport to and from Bangor town centre is easily accessible. If your appetite is whetted by these appealing attributes, then we're assured your viewing should result with you buying not only a home, but the contented lifestyle associated with it.



## Key Features

- 3 Bedrooms
- uPVC Double Glazing
- Oak Kitchen
- Spacious Site
- No Onward Chain
- 2 Reception Rooms
- Oil Fired heating System
- Coloured Bathroom Suite
- Flexible Accommodation
- Popular Location



### ACCOMMODATION

6 Pane double doors into ...

### ENTRANCE PORCH

Glazed door with matching side panels into ...

### ENTRANCE HALL

Built-in cloak room. Access to roofspace.

### LOUNGE

14'11" x 11'10"

Open fireplace with tiled surround and hearth.

### BEDROOM 1

12'11" 9'10"

### DINING ROOM/BEDROOM

3

11'11" x 6'9"

### BATHROOM

Coloured suite comprising: Panelled bath with separate shower and Triton electric shower. Pedestal wash hand basin. W.C. Tiled walls. Chrome heated towel rail. Built-in hotpress with lagged copper cylinder and Willis type immersion heater.

### BEDROOM 2

10'11" x 9'10"

### FAMILY ROOM

15'10" x 9'10"

Open fireplace - back boiler, with tiled surround and hearth. Cornice. uPVC double glazed patio door to rear.

### KITCHEN

12'1" x 11'10"

Range of oak high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Xpelair extractor fan. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Tiled walls.

### CONSERVATORY

7'3" x 4'11"

### OUTSIDE

### DETACHED GARAGE

17'11" x 12'0"

Electric up and over door. Light and power.

### FRONT

Garden in lawn. Light.

### REAR

Garden in lawn. Paved patio. Boiler House. PVC Oil Tank. 2 Taps. Light.






















### 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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