



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 KILLEEN AVENUE, BANGOR,
BT19 1NB**

£995 PER MONTH



Located in the highly sought-after Killeen Avenue in Bangor, this charming semi-detached chalet bungalow presents an excellent opportunity for families and professionals alike. The property is conveniently located near Tesco, Starbucks and the pharmacy, with the handy addition of local transport routes passing the property.

Upon entering, you are greeted by a spacious hallway that features practical storage space under the stairs. The generous living room boasts a delightful feature fireplace. This flows seamlessly into the dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is equipped with a range of appliances.

The first floor houses three well-proportioned bedrooms, with the master bedroom offering ample storage. A newly installed shower room adds a modern touch to the accommodation, ensuring comfort and convenience for all residents.

The property benefits from gas-fired central heating and double-glazed windows. Outside, you will find a detached garage, a fully enclosed rear garden ideal for outdoor activities, and a tarmac driveway at the front that accommodates multiple vehicles.

This delightful home is sure to attract a wide variety of potential clients, making early viewing highly recommended. Don't miss the chance to make this lovely property your own in a fantastic location.

Key Features

- Spacious Semi-Detached Chalet Bungalow, Located In A Highly Sought After Area, Easily Accessible To Amenities, Schools And Main Arterial Routes
- Living Room With Feature Fireplace, Leading To Dining Room
- Fitted Kitchen With Range Of Appliances
- Three Bedrooms, Master With Built In Storage
- Newly Fitted Shower Room Comprising Of White Suite
- Gas Fired Central Heating And Double Glazed Windows
- Detached Garage, Large Fully Enclosed Rear Garden And Tarmac Driveway With Space For Multiple Vehicles
- Early Viewing Recommended



Accommodation Comprises

Hall

Wood laminate flooring, storage space under the stairs.

Living Room

14'2" x 13'3"

Electric fireplace with tiled hearth, stone surround and wooden mantle.

Dining Room

10'3" x 8'4"

Double doors through to the living room.

Kitchen

12'0" x 10'3"

Fitted kitchen with range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, cooker, integrated extractor fan, washing machine, fridge/freezer, partially tiled walls, back door to enclosed rear garden.

First Floor

Landing

Built in storage with gas fired boiler.

Bedroom 1

14'2" x 10'4"

Double bedroom with built in storage.

Bedroom 2

10'3" x 8'4"

Double bedroom.

Bedroom 3

10'4" x 6'9"

Bathroom

White suite comprising, walk in, wall mounted overhead shower, vanity unit with mixer tap and storage, low flush w/c, part tiled walls, part panelled walls, recessed spotlights and extractor fan.

Garage

19'3" x 10'3"

Roller door, power and light.

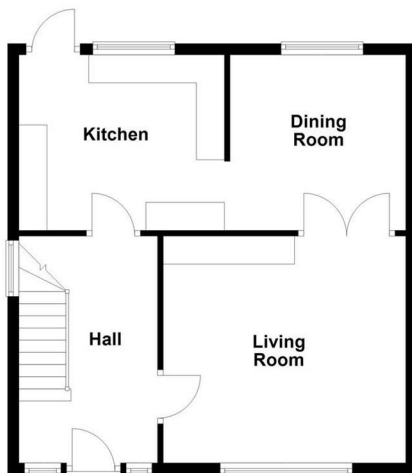
Outside

Front - Tarmac driveway with space for multiple vehicles, area in lawn, area in hedging, paved steps up to front door. Rear - Fully enclosed rear garden, area in lawn, steps up to the back door, area in mature hedging, outside tap and light, side gate for bin access.

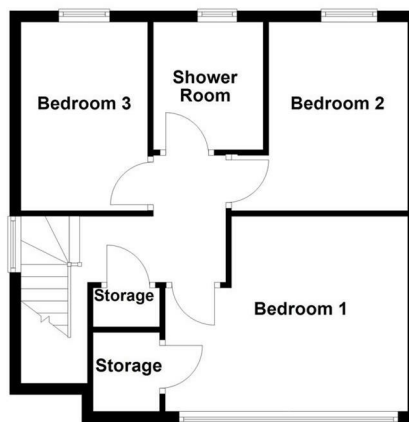




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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