



ULSTER PROPERTY SALES

UPS

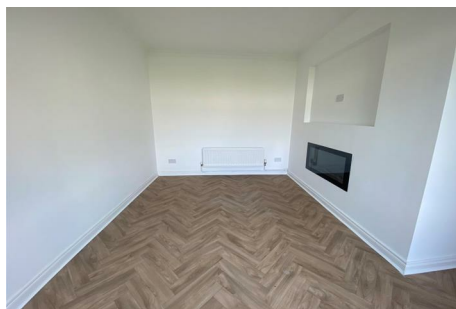
BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



58 BALLYHALBERT GARDENS

Bangor BT19 1SF

- Recently Refurbished End Terrace
- 3 Bedrooms
- Spacious Lounge
- Newly Fitted Kitchen / Utility Room
- Newly Fitted Bathroom Suite
- uPVC Double Glazing
- Oil Fired Heating System
- Spacious Site
- Handy Location
- No Onward Chain

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

Offers Over £135,000

58 Ballyhalbert Gardens

, Bangor, BT19 1SF



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

14'0" x 11'6" (4.27m x 3.51m)

Electric wall mounted fire.

KITCHEN / DINING AREA

13'11" narrowing to 6'10" x 7'8" widening to 13'11" (4.24m narrowing to 2.08m x 2.34m widening to 4.24m)

Range of modern high and low level cupboards and drawers with square edged work surfaces. Built-in 4 ring ceramic hob and Russell Hobs oven under. Built-in extractor fan. Integrated fridge/freezer. Ceramic single drainer sink unit. 6 downlights.

UTILITY ROOM

6'0" x 5'10" (1.83m x 1.78m)

Range of modern high and low level cupboards with square edged work surfaces. Plumbed for washing machine. 4 Downlights.

STAIRS TO LANDING

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

BEDROOM 1

14'0" x 8'1" (4.27m x 2.46m)

Built-in wardrobe.

BEDROOM 2

13'10" x 8'8" (4.22m x 2.64m)

Built-in wardrobe.

BEDROOM 3

10'11" x 5'10" widening to 9'2" (3.33m x 1.78m widening to 2.79m)

Built-in wardrobe.

BATHROOM

White suite comprising: Panelled bath with mixer taps and Triton electric shower with drencher. Vanity unit with wash hand basin. W.C. Panelled walls. PVC panelled ceiling with 4 downlights. Anthacrite heated towel rail.

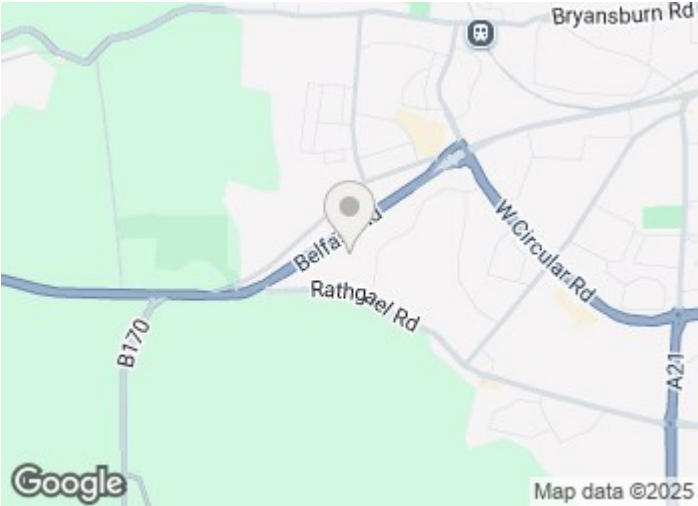
OUTSIDE

FRONT

Garden in lawn.

REAR

Garden in lawn. PVC oil tank. Boiler house. Light. Tap.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

