



10 CARROWDORE GARDENS, BANGOR, BT19 1SU

OFFERS OVER £120,000

If you wanted to produce a template to represent perfect presentation then you may want to consider this home as the master copy, as we're certain you'll be suitably impressed by what's on offer, if contemporary comfort floats your boat. This 3 bedroom terrace house really has to be a first time buyer's ultimate purchase, or of serious consideration to investors. As well as domestic perfection the property offers a location that provides access to the day to day amenities that are associated with a more comfortable easy going lifestyle. If we can persuade you to do one thing, it would be to act quickly in this purchase to ensure very happy days in the future.



Key Features

- Well Presented Throughout
- Lounge
- White Bathroom Suite
- Gas Fired Heating System
- 3 Bedrooms
- Modern Kitchen / Dining
- uPVC Double Glazing



ACCOMMODATION

uPVC double glazed entrance door into

ENTRANCE HALL

Built-in storage cupboard.
Laminated wood floor.

LOUNGE

13'8" x 11'8"

Open fireplace with cast iron surround and granite hearth with oak mantel. Laminated wood floor.

KITCHEN

13'10" x 13'9"

Grey high and low level cupboards and drawers with square edged work surfaces. Built-in ceramic 4 ring hob and Normende double oven under. Airforce extractor canopy with integrated fan and light. Blanco 11/2 tub single drainer stainless steel sink unit with mixer taps. Integrated dishwasher. Laminated wood floor. 9 Downlights.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

11'5" x 8'6"

Range of built-in wardrobes with mirrored sliding doors.

BEDROOM 2

13'9" x 8'2"

Built-in wardrobe.

BEDROOM 3

10'9" x 6'0" widening to 9'3"

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over with Drencher. Pedestal wash hand basin with mixer taps. W.C. Part panelled walls. PVC ceiling. Ceramic tiled floor. Chrome heated towel rail. Built-in extractor fan.

OUTSIDE

FRONT

Garden.

REAR

Enclosed garden in lawn. Paved patio. Outhouse, with plumbing for washing machine. Tap. Light.











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.

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