

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1 BELLEVUE, BALLYHOLME, BANGOR, BT20 5QJ

OFFERS OVER £230,000

If popularity of location alone produced the desired reaction, then this semi detached property would, by now, be well under way to being sold, as it's closeness to Ballyholme village and the availability of social and recreational amenities, including scenic coastal walks, the location with some of the best schools in Bangor puts it firmly at the top of the league table. This having been achieved you'll have a home that should see long term ownership as a pleasurable experience. Needless to say with if comfort and convenience are on your "need list", then viewing this property may well put you on the road to finding your perfect home.



Key Features

- 3 Bedrooms
- uPVC Double Glazing
- Modern Kitchen / Utility
- Popular Location
- 2 Reception Rooms
- Phoenix Gas Heating System
- White Shower Room
- Well Presented Throughout



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Semi solid oak wood floor.

WASH ROOM

Comprising: Wash hand basin with mixer taps. W.C. Pine panelled walls.

LOUNGE

12'4" x 11'6"

Open fireplace with slate hearth. Cornice. Picture rail. Half glazed door into ...

KITCHEN

11'5" x 6'2"

Range of high and low level cupboards and drawers with oak roll edge work surfaces. Built-in ceramic 4 ring hob and oven under. Extractor canopy with integrated fan and light. Integrated fridge/freezer. Semi solid oak wood floor. Half glazed door into ...

FAMILY ROOM

10'11" x 10'8"

Open fireplace with slate hearth. Semi solid oak wood floor. Cornice. Picture rail. Ceiling rose.

UTILITY ROOM

6'5" x 3'4"

Range of high and low level cupboards and drawers with oak roll edge work surfaces. Semi solid oak wood floor. Open plan to ...

STAIRS TO 1ST FLOOR

LANDING

BEDROOM 1

10'11" x 10'8"

Picture rail.

BEDROOM 2

10'10" x 10'1"

Picture rail.

BEDROOM 3

8'0" x 6'6"

SHOWER ROOM

Comprising: Corner shower with thermostatic shower over. Vanity unit with inset wash hand basin. W.C. Ceramic tiled floor. Part pine panelled walls and ceiling. Built-in extractor fan.

OUTSIDE

FRONT

Tarmac driveway. Light.

REAR

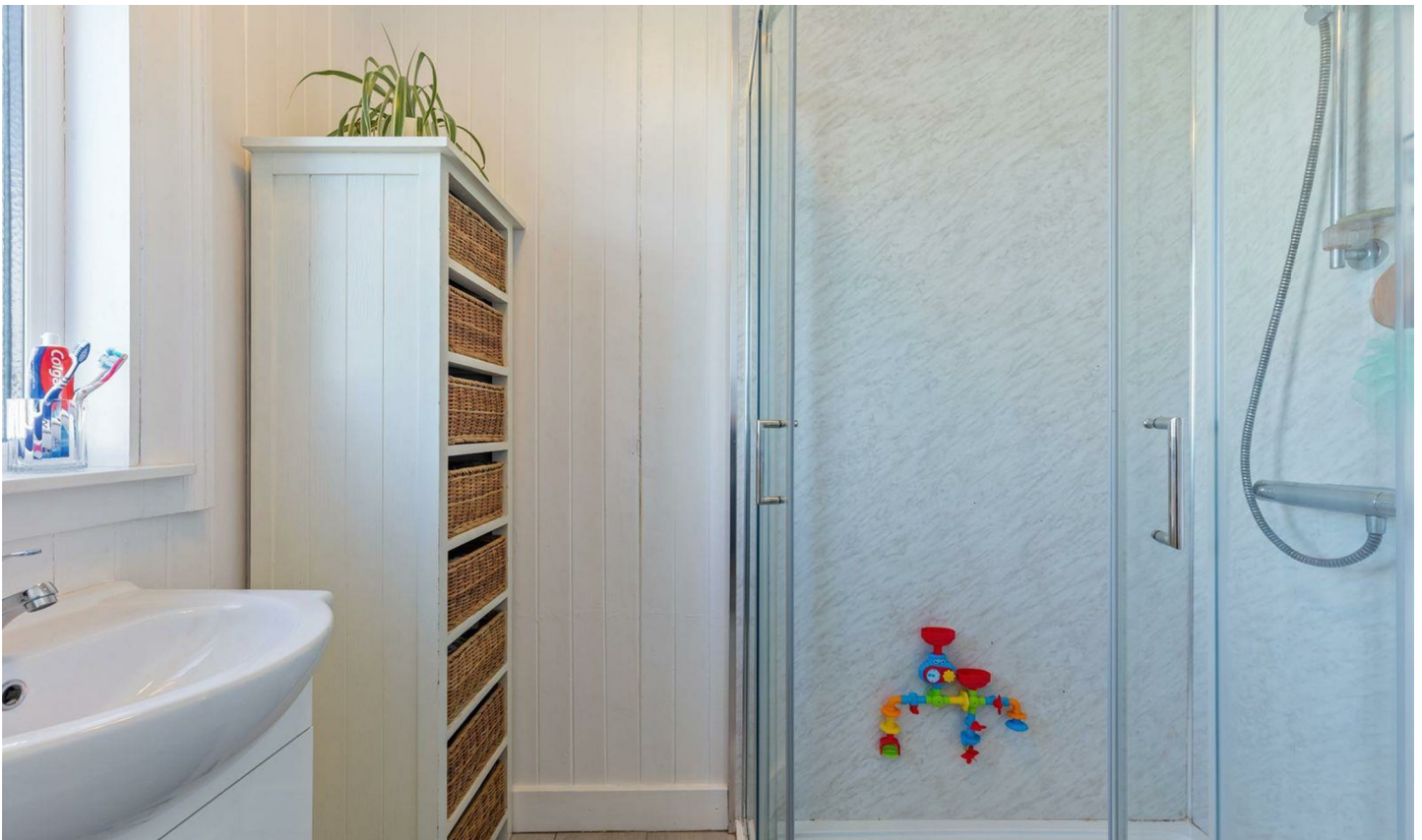
Enclosed garden in lawn. Boiler house with hedges and shrubs. Patio.











Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	61
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

ULSTERPROPERTYSALES.CO.UK

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