



5 LISMORE AVENUE, BANGOR, BT20 4XB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £79,950



If ever there was a property which deserved to be viewed so as to be fully appreciated this is it!

Ulster Property Sales are delighted to offer for sale this affordable and deceptively spacious first floor apartment which is sure to appeal.

Upon inspection viewers will appreciate the welcoming entrance hall, the serviceable kitchen with its range of high and low level units, and the wealth of reception space afforded by the comfortable lounge.

Adjacent to the inner hall there is access to the two generously proportioned bedrooms and the 3 piece white bathroom suite with useful electric shower over the bath.

Outside there are communal gardens.

Key Features

- Generously Proportioned First Floor Apartment
- Serviceable Kitchen
- White Bathroom
- 2 Bedrooms
- Lounge
- Gas Fired Central Heating System & Double Glazing
- Low Outgoings
- Convenient Location

ACCOMMODATION

Double glazed entrance door. uPVC double glazed side panel window.

ENTRANCE HALL

Single panel radiator. Wooden laminate flooring.

KITCHEN

8'5" max x 6'6" max
High and low level units with roll edge work surfaces. Stainless steel sink unit. Extractor fan. Plumbed for washing machine. Tiled floor. Part tiled walls. Single panel radiator. White uPVC double glazed windows.

LOUNGE

13'5" max x 12'11" max
uPVC double glazed windows. Double panel radiator.

INNER HALL

Wooden laminate flooring. Single panel radiator.

BATHROOM

White suite comprising: Panelled bath with mixer taps. Triton electric shower over. Low flush W.C. Pedestal wash hand basin. Tiled floor. Tiled walls. Ceiling downlights. Double panel radiator. Built-in shelved cupboard. White uPVC double glazed window.

BEDROOM 1

13'5" max x 8'11" excluding door recess
White uPVC double glazed windows. Double panel radiator.

BEDROOM 2

10'1" x 8'0"
White uPVC double glazed windows. Double panel radiator. Built-in cupboard with wall mounted gas boiler.

OUTSIDE

Communal gardens.

SERVICE CHARGE

Approximately £32.00 per month

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 Garth Hall on .

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. 18523719

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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