

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**35 SEAHAVEN CRESCENT, GROOMSPORT,
BANGOR, BT19 6PR**

OFFERS OVER £220,000

A time for peace, tranquility and above all contentment. To help you achieve this we're pleased to offer this home which is presented to a high level of comfort and presentation and offers the perfect surroundings for those who have recently retired or considering down sizing. The concept of the development in providing a community spirit within which one can feel and secure is alive and well in the form of this particular home. All this awaits through an appointment to view.



Key Features

- Detached Bungalow
- Open Plan Lounge / Dining Area
- Utility Room / Wash Room
- Gas Central Heating
- Detached Garage
- 2 Bedrms (Ensuite) / Study
- Spacious Kitchen Area
- uPVC Double Glazing
- Well Presented Throughout
- No Onward Chain



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

4 Downlights. Cornice.

LOUNGE/DINING AREA

20'10" x 10'9" widening to 20'0", narrowing to 9'3" uPVC double glazed patio door leading to decking. 8 Downlights. Cornice. Dimmer. TV point.

KITCHEN

11'7" x 11'2"

Range of white gloss high and low level cupboards and drawers with granite square edge surfaces. Built-in Range gas cooker. Belling extractor hood with integrated fan and light. Single drainer sink unit with mixer taps. Indesit integrated dishwasher. Breakfast bar. Part tiled walls. Ceramic tiled floor. 4 Downlights.

UTILITY ROOM

6'3" x 3'5"

Built-in cloaks cupboard. Built-in storage cupboard. Plumbed for washing machine. 2 Downlights. Ceramic tiled floor.

BEDROOM 1

10'11" x 10'1"

Built-in wardrobe. Cornice. Walk-in wardrobe.

ENSUITE

Comprising: Walk-in shower with thermostatic shower and Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Part tiled walls. Ceramic tiled floor. 2 Downlights. Chrome heated towel rail.

BEDROOM 2

10'1" x 8'6"

Range of built-in wardrobes. 4 Downlights. Dimmer.

STUDY

6'10" x 6'8"

Range of built-in furniture, cupboards and shelves. 2 Downlights.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin and mixer tap. W.C. Part tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan. Built-in shaver point.

OUTSIDE

GARAGE/STORE

Roller door. Light and power.

FRONT

Sea Views. Outside power. Lights.

MAINTENANCE FEE

£225.50 per month.











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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

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028 9756 1155

CAVEHILL
028 9072 9270

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028 9188 8000

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028 4461 4101

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NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
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