

ULSTER PROPERTY SALES

UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 ROSEVILLE AVENUE, BANGOR, DOWN, BT19  
1BZ**

**OFFERS OVER £295,000**

If popularity of location alone produced the desired reaction, then this detached property would, by now, be well under way to being sold, as it's closeness to train transport to and from Belfast, the available 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. In this case however to benefit from this convenience and the value for money on offer, This having been achieved you'll have a home that should see long term ownership as a pleasurable experience.

Indecision is certainly not a characteristic to be played in these circumstances as quickness of action is the only way to secure a happy outcome. We suggest you act NOW!



## Key Features

- 4 Bedrooms
- Open Plan Kitchen / Dining Area
- Oil Fired Heating System
- Attached Garage
- Well Proportioned Rear Garden
- Spacious Lounge
- uPVC Double Glazing
- White Bathroom Suite
- Handy Downstairs Wash Room
- Cul De Sac



## ACCOMMODATION

### ENTRANCE PORCH

Ceramic tiled floor. uPVC double glazed door with side panel into ...

### ENTRANCE HALL

Glazed door. Ceramic tiled floor.

### WASH ROOM

White suite comprising: Vanity unit with inset wash hand basin. W.C. Ceramic tiled floor.

### LOUNGE

16'5" x 12'1"

Cornice ceiling. 15 Pane Twin internal hardwood glazed doors to ...

### DINING ROOM

11'6" x 8'11"

Ceramic tiled floor. Cornice ceiling. Aspect to rear.

### KITCHEN

11'8" x 9'0"

Range of grey gloss high and low level cupboards and drawers with square edged work surfaces. Built-in Lamone 4 ring ceramic hob and Nordmende oven under. Extractor canopy with integrated fan and light. Integrated dishwasher. Concealed lighting. Ceramic tiled floor.

### STAIRS TO LANDING

Built-in hotpress with lagged copper cylinder and Willis type immersion heater. Built-in storage with shelving. Access to roofspace via ladder.

### BEDROOM 1

11'4" x 10'2"

### BEDROOM 2

11'10" x 7'10"

### BEDROOM 3

8'3" x 8'2"

### BEDROOM 4

9'11" x 8'6"

### BATHROOM

White suite comprising: Panelled bath with mixer taps and Mira electric shower. Pedestal wash hand basin. W.C. Bidet. Tiled walls. Ceramic tiled floor. Chrome heated towel rail.

### OUTSIDE

#### ATTACHED GARAGE

22'8" x 9'7"

Up and over door. Light and power. Plumbed for washing machine. Oil fired boiler

#### FRONT

Garden in lawn.

#### REAR

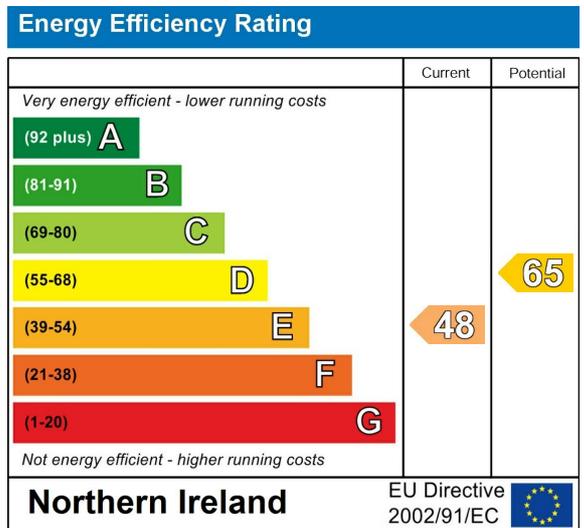
Enclosed garden in lawn. PVC oil tank. Tap. Light.











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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