



ULSTER PROPERTY SALES

# UPS

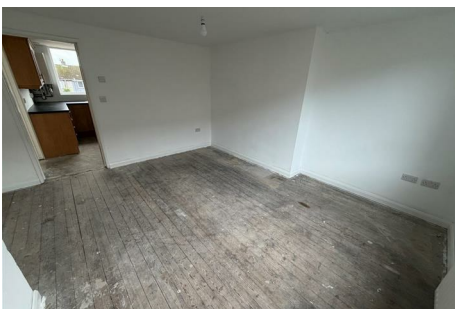
**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 23 BALLYFERRIS WALK

Bangor BT19 1QL

- 3 Bedrooms
- Spacious Lounge
- Newly Installed uPVC Windows and Doors
- Newly Installed Gas Boiler / Rewired
- New Bathroom Suite
- Oak Effect Kitchen
- New Internal Doors
- Freshly Painted
- Easy Maintained Gardens
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**Offers Over £129,950**



# 23 Ballyferris Walk

, Bangor, BT19 1QL



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

14'1" x 13'9" (4.29m x 4.19m)

## KITCHEN

11'10" x 10'1" (3.61m x 3.07m)  
Range of oak effect high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring hob and oven under. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. 4 Downlights.

## REAR PORCH

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 1

10'2" x 10'1" (3.10m x 3.07m)  
Built-in wardrobe.

## BEDROOM 2

11'8" x 8'6" (3.56m x 2.59m)  
Built-in wardrobe.

## BEDROOM 3

8'9" x 8'2" (2.67m x 2.49m)  
Built-in wardrobe.

## BATHROOM

White suite comprising: Panelled bath with mixer tap and

telephone shower attachment. Vanity unit with inset wash hand basin and mixer taps. W.C. Panelled walls and ceiling. 2 Downlights. Built-in extractor. Anthracite heated towel rail.

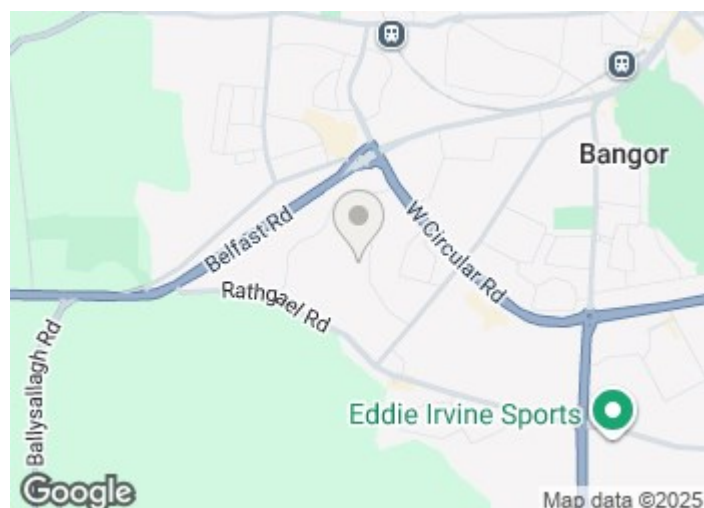
## OUTSIDE

## FRONT

Garden in decking.

## REAR

Garden with paved patio. Tap. Lighting.



## Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

