



## 23 SUNNINGDALE PARK, BANGOR, BT20 4UU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-149 kWh/m <sup>2</sup> A			
81-100 kWh/m <sup>2</sup> B			
66-80 kWh/m <sup>2</sup> C			
51-65 kWh/m <sup>2</sup> D			
36-50 kWh/m <sup>2</sup> E			
21-35 kWh/m <sup>2</sup> F			
6-20 kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £199,950



You can change every aspect of a property other than its location! This therefore is the fundamental appeal of this detached bungalow, because its location not only affords commuting convenience, but access to Bangor, local schools, a host of recreational amenities and easy access to delightful coastal walks.

Quite apart from its 'Blue Chip' locality, the home exudes vast potential and although in need of modernisation the property retains much of its original character and charm which is sure to appeal to a wide spectrum of the market.

## Key Features

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- White Kitchen
- Coloured Bathroom Suite
- Attached Garage
- In Need Of Modernisation
- No Onward Chain
- Handy Location



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE PORCH

Glazed door into ...

### ENTRANCE HALL

Built-in cloaks cupboard. Built-in hotpress with lagged copper cylinder and Willis type immersion heater. 2 Wall light points.

### LOUNGE

12'6" x 10'6"  
Open fireplace with tiled surround and hearth.

### FAMILY ROOM

13'6" x 9'9"  
Open fireplace with tiled surround and hearth.

### KITCHEN

10'5" x 7'10"  
Range of white ash high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Tiled walls. Plumbed for washing machine.

### BEDROOM 1

12'5" x 10'6"

### BEDROOM 2

12'0" x 8'5"

### BEDROOM 3

10'0" x 8'6"

### BATHROOM

Coloured suite comprising: Panelled bath with mixer tap and telephone shower attachment, Mira thermostatic shower over. Pedestal wash hand basin. W.C. Tiled walls.

### OUTSIDE

### ATTACHED GARAGE

16'10" x 9'6"  
Up and over door.

### FRONT

Garden in stones with shrubs. Light.

### REAR

Enclosed garden in stones and paved area with hedges. PVC oil tank.





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 Faith Stead 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. 18556664**

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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