

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



14 SPRINGHILL HEIGHTS, BANGOR, BT20 3PB

OFFERS OVER £239,950

Situated just off the Springhill Road, this detached bungalow occupies a pleasant cul-de-sac setting and offers excellent conversion potential for those seeking a rewarding project or future family home.

The accommodation comprises a bright lounge with dining area, white kitchen, three well-proportioned bedrooms and a shower room. Of particular note is the generous site, enjoying stunning views across the Irish Sea and beyond, adding to the property's overall appeal. Conveniently located close to a range of local amenities, schools and transport links, this is a home with tremendous potential in a sought-after location. Early viewing is highly recommended.



Key Features

- Conversion Potential
- Lounge / Dining Area
- Oil Fired Heating System
- Shower Room
- Cul De Sac
- 3 Bedrooms
- uPVC Double Glazing
- White Kitchen
- Detached Garage
- No Onward Chain



ACCOMMODATION

COVERED PORCH

Entrance door to ...

ENTRANCE PORCH

Opaque glazed door into ...

ENTRANCE HALL

Built-in hotpress with lagged copper cylinder immersion heater.

LOUNGE/DINING AREA

21'8" x 11'11"

Open fireplace with tiled surround and hearth.

KITCHEN

10'7" x 8'10"

Range of white high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

BEDROOM 1

12'9" x 10'7"

Built-in wardrobe.

BEDROOM 2

12'9" x 8'10"

BEDROOM 3

9'4" x 8'0"

SHOWER ROOM

Walk-in shower with Triton thermostatic shower over. Pedestal wash hand basin. W.C. PVC panelled walls and ceiling.

ROOFSPACE

Fixed staircase.

OUTSIDE

DETACHED GARAGE

FRONT

Garden in lawn with trees and shrubs.

REAR

Garden in lawn with trees and shrubs. Boiler house. PVC oil tank. Tap. Light.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(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

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