

ULSTER PROPERTY SALES

UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**3 GRANSHA PARK, BANGOR, BT20 4XT**

**OFFERS OVER £250,000**

If ever there was a home which deserved to be viewed so as to be appreciated this is it! Ulster Property Sales are delighted to offer for sale this tastefully presented detached villa which affords well planned and deceptively spacious adaptable family accommodation which is sure to appeal to even the most discerning of purchasers. Upon inspection viewers will immediately appreciate the welcoming entrance hall with its practical adjacent understairs cloak room and the wealth of reception space provided by the comfortable lounge with its attractive tiled fireplace with inset gas fire and the separate dining room which could equally be utilised as a ground floor bedroom depending upon family requirements. The serviceable kitchen boasts a wide range of high and low level units and special mention must be made of the pleasing ground floor shower room.

At first floor level viewers shall be further enticed by the 3 bedroom layout and especially the abundance of wardrobe and cupboard space provided in bedrooms 1 & 2. Moreover there is a well appointed soft coloured 3 piece bathroom suite.

Outside the front garden is laid in lawn with plants and shrubs and the tarmac driveway provides access to the garage with electronically operated up and over door.

The manageable enclosed rear and side gardens also have a lawn, plants and shrubs and provide access to the garage via its side access door.

Enjoying a cul-de-sac location within a popular residential location on the periphery of the city centre we feel sure your perusal of this affordable detached residence is sure to result in an instant attraction.



## Key Features

- Affordable & Tastefully Presented Detached Home
- Serviceable Kitchen
- Gas Fired Central Heating System
- Garage & Manageable Gardens
- Adaptable 3 Bedrooms/2 Receptions or 4 Bedrooms/1 Reception Layout
- Ground Floor Shower Room. First floor bathroom.
- Double Glazing
- Residential Cul-De-Sac Location



### ACCOMMODATION

Entrance door with double glazed panels and complimentary double glazed side panel.

### ENTRANCE HALL

Double panel radiator. Understairs cloakroom.

### SHOWER ROOM

White suite comprising: Panelled shower cubicle with Mira Sport shower. Wash hand basin with mixer tap. Low flush W.C. Single panel radiator. Tiled floor. Tiled walls. Extractor fan. Ceiling downlighters. Double glazed window.

### DINING ROOM/BEDROOM

4

11'4" x 9'8"

8 Pane bevelled glazed double doors from hall. Double glazed windows Single panel radiator.

### LOUNGE

14'11" max x 11'4"

8 Pane bevelled glazed double doors from hall. Tiled fireplace and hearth with inset gas fire. Double panel radiator. Double glazed windows.

### KITCHEN

11'8" max x 9'8" max

High and low level units with roll edge work surfaces. 11/4 bowl stainless steel sink unit with mixer taps. Plumbed for washing machine. Extractor fan. Part tiled walls. Single panel radiator. Double glazed windows and side door.

### STAIRS TO FIRST FLOOR

#### LANDING

Double glazed Velux window at the turn of the stairs. Built-in hotpress with insulated copper cylinder. Willis type immersion heater. Access to roofspace.

#### BEDROOM 1

12'3" max x 10'1" max

Double glazed windows. Double panel radiator. Built-in wardrobes with cupboards over. Separate built-in wardrobe.

#### BEDROOM 2

10'11" max x 9'11" max into window recess

Double glazed windows. Single panel radiator. 2 sets of built-in wardrobes with cupboard over.

#### BEDROOM 3

9'6" max x 9'6" max excluding upper window recess

Double glazed windows. Single panel radiator.

### BATHROOM

Soft coloured suite comprising: Panelled bath with mixer tap and telephone hand shower. Low flush W.C. Pedestal wash hand basin. Tiled walls. Extractor fan. Single panel radiator. Double glazed Velux window.

### OUTSIDE

#### GARAGE

16'6" max x 9'2" max

Electronically operated roller shutter door. Side service door. Light and power. Oil fired boiler.

### FRONT

Garden laid in lawn with plants and shrubs. Tarmac drive. Open porch and paved step. Light point.

### ENCLOSED SIDE GABLE

#### AND REAR

Laid in lawn. Outside tap. Plants and shrubs. Tarmac path.












### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

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ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

BALLYNAHINCH  
028 9756 1155

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028 9181 1444

RENTAL DIVISION  
028 9070 1000



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