

ULSTER PROPERTY SALES

UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 FORTHILL PARADE, BANGOR, BT19 1NW**

**OFFERS OVER £220,000**

Always but always one of the most popular spots for properties of this type due mainly to first class primary schools, excellent shopping and a host of recreational and social amenities associated with Bangor West including impressive coastal walks; traffic safety, as this location ensures a near traffic free area, providing peace of mind for younger families. Overlaid on these appealing factors is a property specification, which offers the size and type of accommodation perfectly suited to a young couple's long term ownership. The enjoyment of all the benefits associated with this home are all but a successful offer away, so make it yours by viewing now.



## Key Features

- 3 Bedrooms
- Cream Kitchen / Dining Area
- Phoenix Gas Heating System
- Useful Upstairs Wash Room
- Well Presented Throughout
- Lounge
- uPVC Double Glazing
- Newly Fitted Bathroom
- Detached Garage / Utility Room
- Handy Location



## ACCOMMODATION

### ENTRANCE HALL

uPVC double glazed entrance door. Laminated wood floor.

### LOUNGE / DINING AREA

21'2" x 11'3"

Laminated wood floor. uPVC double glazed French doors to rear.

### KITCHEN

13'3" x 7'7"

Range of cream gloss high and low level cupboards and drawers with roll edge work surfaces. Logik built-in 4 ring hob and Hisense oven. Stainless steel extractor canopy with integrated extractor fan and light. Single drainer stainless steel sink unit with mixer taps.

### BATHROOM

Comprising: Walk-in shower with thermostatic shower and drencher. Free standing bath with mixer tap. Vanity unit with inset wash hand basin and mixer tap. W.C. Part tiled walls. Ceramic tiled floor. 5 Downlights. Built-in extractor fan.

### BEDROOM 3/FAMILY ROOM

9'4" x 9'3"

### STAIRS TO FIRST FLOOR

### WASH ROOM

Comprising: Wash hand basin with mixer tap and splash back. W.C. Ceramic tiled floor. Built-in storage cupboard.

### BEDROOM 1

12'8" x 11'4"

### BEDROOM 2

10'4" x 9'4"

### OUTSIDE

#### GARAGE

21'7" x 11'4"

Up and over door. Light and power. Utility Room: Light and power. Plumbed for washing machine.

#### FRONT

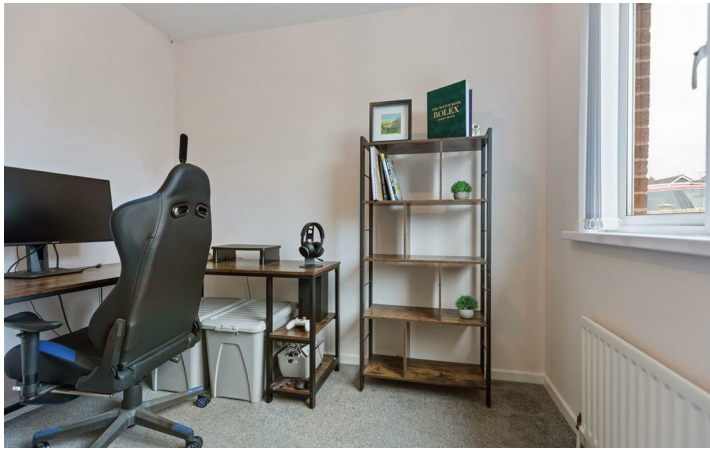
Garden laid in stones. Outside light.

#### REAR

Enclosed rear garden in lawn with hedges. Covered decked patio. Paved patio. Outside power. Tap. Light.











### 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>		
(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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