

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



**242 DONAGHADEE ROAD, BANGOR, BT19 6NH**

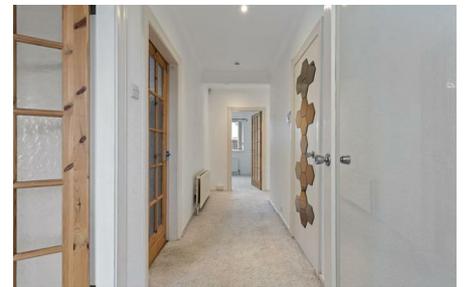
**OFFERS OVER £249,950**

Set back off the Donaghadee Road means this detached bungalow qualifies for the title "perfectly positioned" as its location gives access to an array of amenities to Bangor but also offers a quiet, peaceful neighbourhood. Add to the location appeal a very acceptable specification that combines an excellent level of comfort and fittings you have a home that offers years of enjoyable ownership. Furthermore the design and layout of these particular homes makes the conversion of the roofspace to at least two further bedrooms and potential shower room a relatively easy and inexpensive exercise for the extra room provided. So why not come along, have a look and picture the ways ownership of this home could enhance your day to day living.



## Key Features

- 3 Bedrooms
- Kitchen / Dining Area
- Phoenix Gas Heating System
- Corner Site
- Lounge
- uPVC Double Glazing
- White Shower Room
- No Onward Chain



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE PORCH

Glazed door into ...

### ENTRANCE HALL

Built-in cupboard. 4 Downlights. 15 Pane opaque glazed door into ...

### LOUNGE

17'7" x 16'1" at widest pts

### KITCHEN

21'3" x 11'11"

Range of high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Laminated wood floor. Part tiled walls.

### BEDROOM 1

13'10" x 11'5"

Range of built-in mirrored wardrobes.

### BEDROOM 2

12'11" x 8'11"

Built-in double mirrored wardrobes.

### BEDROOM 3

9'4" x 7'9"

### SHOWER ROOM

Corner shower with thermostatic shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan. 4 Downlights. Built in storage cupboard.

### OUTSIDE

#### FRONT & SIDE GARDENS

Garden in lawn.

#### REAR

Enclosed garden in stones. Brick pavior patio. Tap. Light.

#### ATTACHED GARAGE

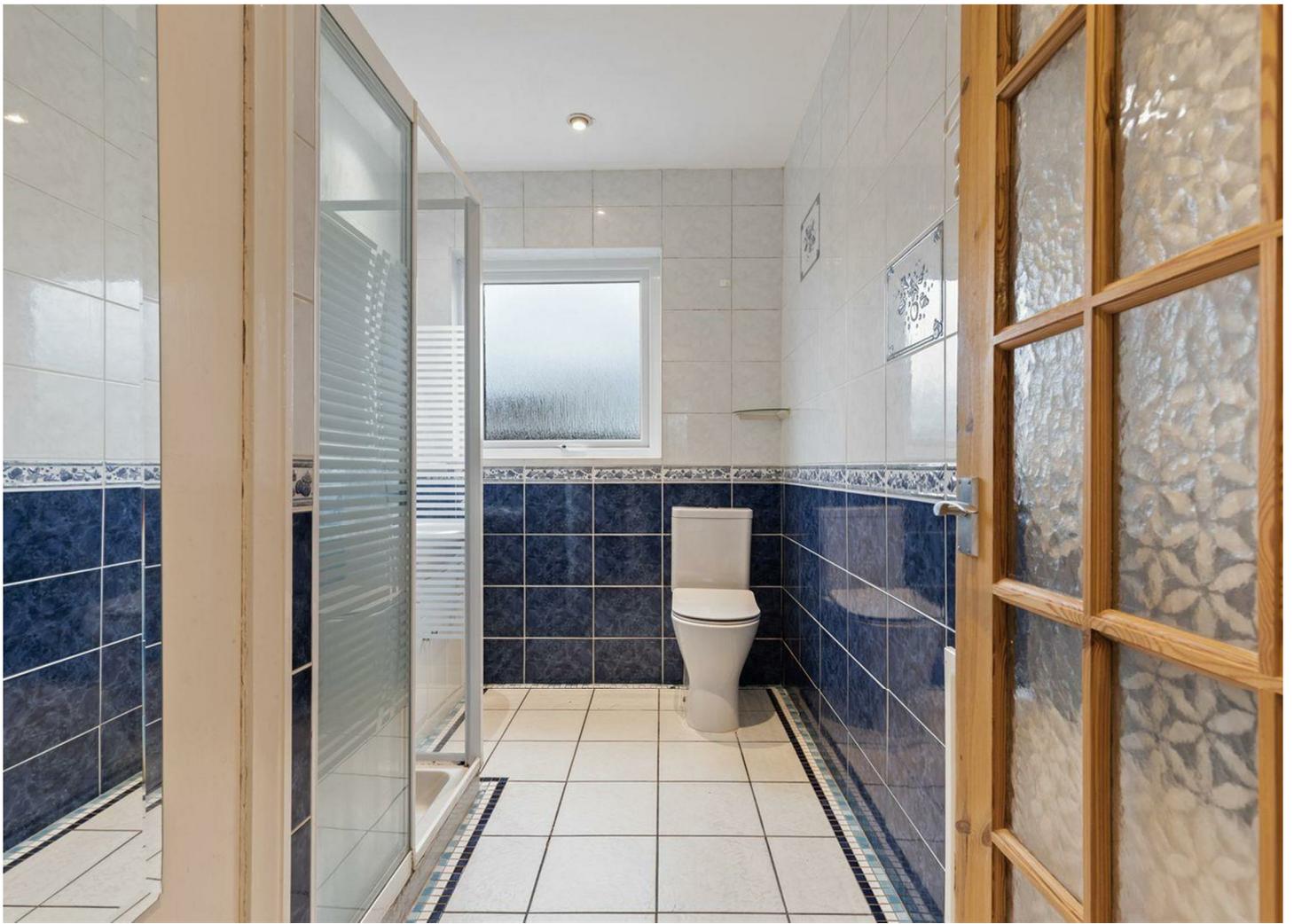
18'5" x 9'11"

Roller door. Up and over door. Light and power. Garden shed.











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>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185  
BALLYHACKAMORE  
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028 9181 1444

RENTAL DIVISION  
028 9070 1000



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