

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



38 RIVERSIDE ROAD, BANGOR, BT20 4SA

OFFERS OVER £275,000

Located just off the Donaghadee Road means this detached bungalow qualifies for the title "perfectly positioned" as its location gives access to an array of amenities at Ballyholme but also offers a quiet, peaceful neighbourhood. Add to the location appeal a very acceptable specification that combines an excellent level of comfort with a relatively modern standard of fixtures and fittings and you have a home that offers years of enjoyable ownership. 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

- Extended Bungalow
- Lounge / Dining Area
- Maple Kitchen
- Phoenix Gas Central Heating
- Attached Garage
- 3 Bedrroms
- Sun Room
- uPVC Double Glazing
- Newly Fitted Shower Room
- No Onward Chain



ACCOMMODATION

uPVC double glazed entrance door with opaque uPVC double glazed side panels into ...

ENTRANCE HALL

CLOAK ROOM

W.C.

LOUNGE/DINING AREA

24'10" x 12'0" narrowing to 8'4"

Open fireplace with marble surround and hearth. Mahogany mantel.

KITCHEN

11'1" x 9'6"

Range of maple high and low level cupboards and drawers with roll edge work surfaces. Built-in Neff gas 4 ring hob and oven. Extractor hood with integrated fan and light. Ariston integrated dishwasher. Plumbed for washing machine. Part tiled walls. Laminated wood floor. Pine ceiling with 4 downlights.

SUN ROOM

15'10" x 11'6"

Wood burning stove with slate hearth. Laminated wood floor. uPVC double glazed French doors leading to rear.

BEDROOM 1

11'8" x 9'11"

Built-in bedroom furniture.

BEDROOM 2

11'0" x 7'10"

Range of built-in bedroom furniture.

BEDROOM 3

9'11" x 9'11"

Built-in double wardrobe with mirrored sliding doors.

SHOWER ROOM

Walk-in shower with Thermostatic shower and Drencher. Vanity unit with inset wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling with 4 downlights. Built-in storage cupboard. Built-in extractor fan.

ROOFSPACE

Folding ladder. Part floored. Double glazed Velux window.

OUTSIDE

INTEGRAL GARAGE

17'3" x 8'11"

Up and over door. Light and power.

FRONT

Garden in lawn with shrubs. Light.

REAR

Enclosed garden in lawn with trees and shrubs. Paved patio. 2 Outhouses. Lights. Outside power.









Energy Efficiency Rating

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

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