

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



23 SINCLAIR ROAD, BANGOR, BT19 1PF

OFFERS OVER £195,000

Ulster Property Sales are delighted to offer for sale this appealing Bangor West Semi-Detached Chalet!

Located conveniently to the local shops, schools, bus and rail, homes in this area are much sought after and we feel sure this property will attract a wide spectrum of discerning purchasers.

Upon inspection viewers will appreciate the welcoming entrance hall and the wealth of reception space afforded by the generous lounge. Worthy of mention is the serviceable kitchen with its high and low level units, extractor fan, integrated 4 ring hob and oven and part tiled walls and from here there is access to the practical dining area.

At first floor level this fine home boasts a traditional 3 bedroom layout and a pleasing 3 piece white bathroom suite with a useful electric shower over the bath, panelled walls and a tiled floor.

Outside the front garden is laid in lawn with plants and shrubs with a tarmac drive which provides ample off street parking and access to the sizable garage with its roller shutter door. The enclosed rear garden is also laid in lawn with further plants and shrubs.



Key Features

- Bangor West Semi-Detached Chalet
- Serviceable Kitchen
- Double Glazing
- Sizeable Attached Garage
- Traditional 3 Bedrooms/1+ Reception
- White Bathroom Suite
- Oil Fired Central Heating System
- Gardens to Front & Rear



ACCOMMODATION

Mahogany effect uPVC double glazed front door and side panels.

ENTRANCE HALL

Wooden laminate flooring. Double panel radiator. Cloak space.

LOUNGE

14'1" x 13'3"

White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring. Mock fireplace. Single glazed internal double doors to dining area.

KITCHEN

11'11" max x 10'3" max

High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer taps. Integrated 4 ring hob and oven. Plumbed for washing machine. Extractor fan. Part tiled walls. Double panel radiator. White uPVC double glazed windows and rear door. Open access to ...

DINING AREA

10'4" x 8'4"

White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring.

STAIRS TO FIRST FLOOR

LANDING

White uPVC double glazed window. Access to roofspace. Built-in hotpress with lagged copper cylinder. Willis type immersion heater.

BEDROOM 1 (Front)

14'1" max x 10'5" max

White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring. Built-in wardrobe.

BEDROOM 2 (Rear)

10'6" max into door recess x 10'3" max

White uPVC double glazed windows. Single panel radiator. Fitted wardrobe with sliding doors.

BEDROOM 3 (Rear)

10'3" x 6'8"

White uPVC double glazed windows. Single panel radiator.

BATHROOM

White suite comprising: Panelled bath with Mira electric shower over. Low flush W.C. Pedestal wash hand basin. Tiled floor. Panelled walls and panelled ceiling with downlights. White uPVC double glazed windows.

OUTSIDE

ATTACHED GARAGE

23'8" max x 9'3" max

Roller shutter door. White uPVC double glazed window. Light and power. Oil fired boiler.

FRONT

Garden laid in lawn, plants and shrubs. Tarmac drive

ENCLOSED REAR

Laid in lawn, plants and shrubs. Outside tap. PVC oil tank.










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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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