

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



21 BEATRICE ROAD, BANGOR, BT20 5DG

OFFERS OVER £185,000

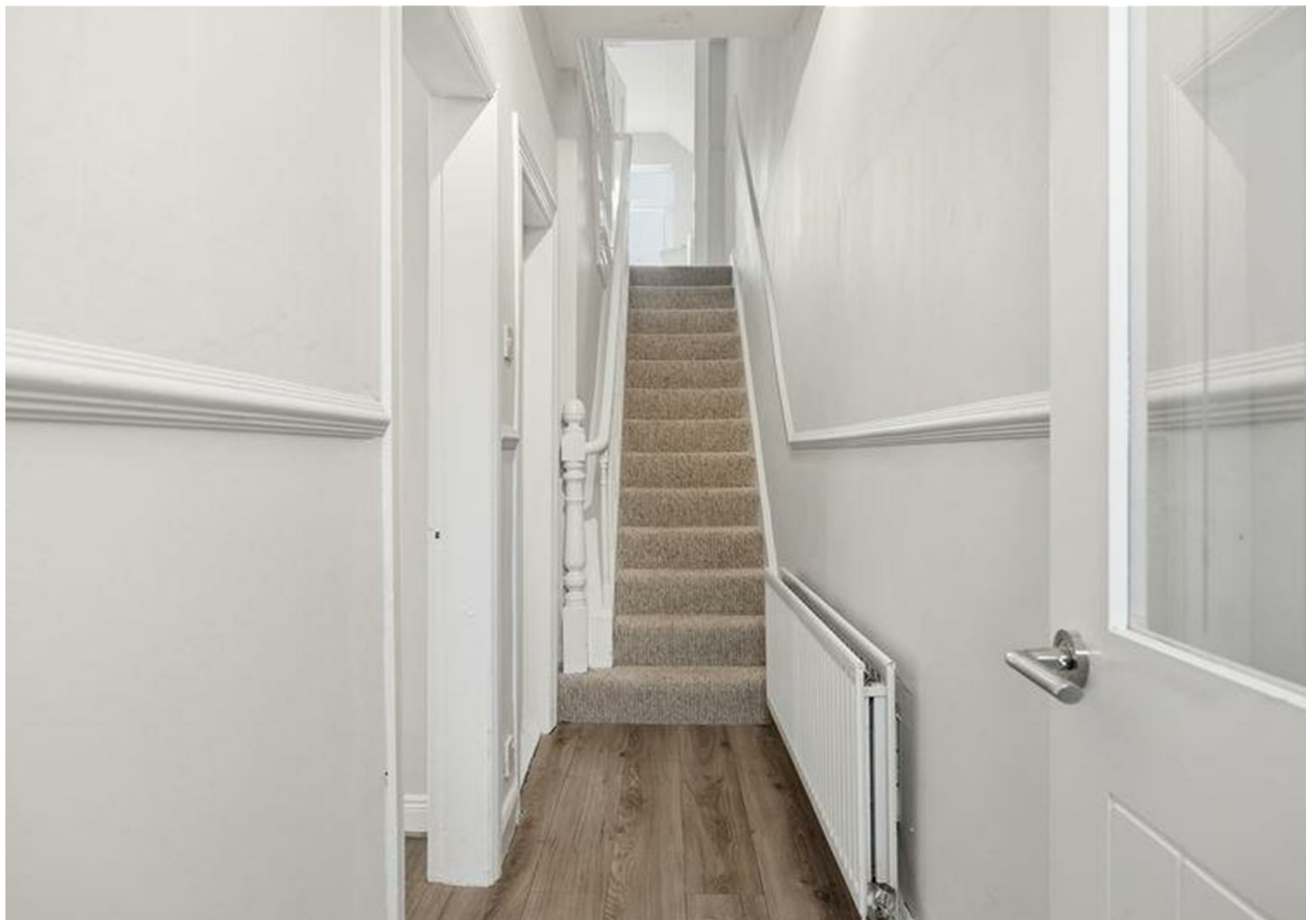
It is with much pleasure that Ulster Property Sales offer for sale this tastefully presented and gracious mid terrace property which is sure to appeal to a wide spectrum of discerning purchasers!

Boasting convenience to all the Bangor City amenities which are only a short stroll away and of course the Marina and Seashore for those who enjoy coastal walks this deceptively spacious home retains much of the character and charm that one would expect of a home in its era, whilst at the same time offering the requirements of modern day family living.

Upon inspection viewers will immediately appreciate the welcoming entrance porch and hallway beyond and the wealth of reception space afforded by through lounge/dining area with its wooden laminate flooring. Special mention must be made of the modern kitchen with its excellent range of high and low level units, extractor fan, built-in hob and oven and wooden laminate flooring.

At first floor level adjacent to the rear return there is a pleasing 3 piece white bathroom suite with a useful electric shower over the bath, tiled floor and part tiled walls. From the front landing there is access to the master bedroom with its range of built-in wardrobes and bedroom 2 which enjoys an outlook to the mature back garden. To compliment all of this well planned accommodation viewers will be further enticed by the further 2 generously proportioned bedrooms on the second floor and from the Velux roof window in the front bedroom there are sea glimpses.

Outside to the rear there is a very practical enclosed yard and beyond a sizeable enclosed south facing garden laid in lawn and with a sunny aspect ideal for those barbecues.



Key Features

- Gracious Mid Terrace in City
- Modern Kitchen
- Gas Fired Heating System & Double Glazing
- Enclosed South Facing Rear Garden
- 4 Bedroom & 1+ Reception Centre
- White Bathroom Suite
- Enclosed Rear Yard
- Location, Space & Convenience



ACCOMMODATION

Entrance door with single glazed opaque over panel window.

ENTRANCE PORCH

Dado rail. Single glazed internal door to ...

ENTRANCE HALL

Double panel radiator. Dado rail. Corniced ceiling.

LOUNGE

11'3" max x 10'11"
White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring. Corniced ceiling. Open arch to ...

DINING AREA

11'3" max x 10'0" max
Tiled fireplace (not in use). Single panel radiator. Wooden laminate flooring. White uPVC double glazed windows. Single glazed internal door to ...

KITCHEN

12'2" max x 8'4" max
Modern high and low level units. Stainless steel sink unit with mixer taps. Extractor fan. Integrated 4 ring hob and oven. Wooden laminate flooring. Feature wall mounted radiator. Cupboard with wall mounted gas boiler. Ceiling downlighters. Understairs cloak space with shelving. uPVC door to rear enclosed yard with light point.

STAIRS TO FIRST FLOOR LANDING

REAR RETURN

White uPVC double glazed windows. Dado rail.

BATHROOM

White suite comprising: Low flush W.C. Wash hand basin with mixer taps. Panelled bath with mixer taps. Shower screen. Triton electric shower over. Part tiled walls. Tiled floor. Double panel radiator. Built-in shelved cupboard. White uPVC double glazed windows.

FRONT LANDING

BEDROOM 1

14'11" max x 10'11" max
White uPVC double glazed windows. Double panel radiator. Corniced ceiling. Built-in wardrobes some with shelving.

BEDROOM 2

9'10" max x 9'0" max
White uPVC double glazed windows. Single panel radiator.

STAIRS TO SECOND FLOOR LANDING

White uPVC double glazed windows.

BEDROOM 3

15'1" max x 10'10" max
Double glazed Velux window with sea glimpses. Double panel radiator.

BEDROOM 4

10'0" max x 9'1" max
Double glazed Velux window. Single panel radiator.

OUTSIDE

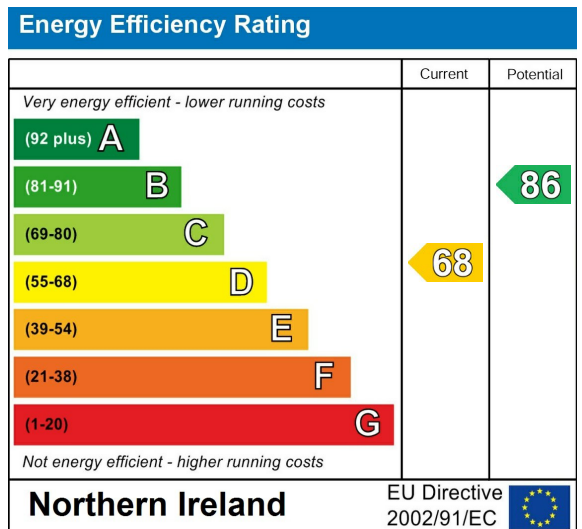
Enclosed south facing rear garden laid in lawn. Light point.











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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