

ULSTER PROPERTY SALES

**UPS**

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**30 NAVAR DRIVE, BANGOR, BT19 7SW**

**OFFERS OVER £260,000**

Situated in a convenient and sought-after residential location, this detached converted bungalow offers deceptively spacious and flexible accommodation that will appeal to a wide range of purchasers, including families, those seeking adaptable living space, or buyers looking to downsize without compromising on room.

The accommodation comprises a comfortable lounge, kitchen with dining area, conservatory, two well-proportioned ground floor bedrooms and a newly fitted shower room. Upstairs, the property benefits from two additional rooms and a further shower room, providing excellent flexibility to suit individual requirements, whether as bedrooms, home office space or hobby rooms.

Externally, the property enjoys a pleasant setting and is ideally positioned for ease of access to Bangor city centre, Bloomfield Shopping Centre and a host of local amenities.

Offering versatile accommodation in a highly convenient location, we anticipate strong interest and recommend early viewing to fully appreciate all this home has to offer.



## Key Features

- 3 Bedrooms + Study
- Conservatory
- uPVC Double Glazing
- Detached Garage
- No Onward Chain
- Spacious Lounge
- Oak Kitchen / Dining Area
- 2 Shower Rooms
- Popular Location



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE HALL

### LOUNGE

19'3" x 11'10"

Open fireplace with marble surround, mahogany mantel. 8 Pane glazed door with bevelled glass into ...

### KITCHEN/DINING AREA

20'8" x 14'3" at widest pt narrowing to 9'8"

Range of oak high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls. Part laminated wood floor. 8 Pane glazed door with bevelled glass into ...

### INNER HALL

Pine ceiling. 2 Downlights.

### BEDROOM 1

10'0" x 9'8"

Range of built-in wardrobes with sliding doors.

### BEDROOM 2

10'3" x 9'2"

### SHOWER ROOM

Comprising: Walk-in shower with Mira Advance electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan. Chrome heated towel rail.

### CONSERVATORY

11'5" x 8'3"

uPVC double glazed patio door. uPVC double glazed French doors leading to rear.

### STAIRS TO LANDING

Pine ceiling. Double glazed Velux window.

### BEDROOM 3

14'1" x 12'9"

Range of built-in wardrobes. Access to eaves.

### STUDY

14'4" x 4'7" widening to 11'2", narrowing to 6'4"

Access to eaves.

### SHOWER ROOM

Comprising: Corner shower with Mira electric shower. Pedestal wash hand basin. W.C. Tiled walls. Pine ceiling. Double glazed Velux window. 5 Downlights. Built-in extractor fan.

### OUTSIDE

### DETACHED GARAGE

17'10" x 11'9"

Up and over door, light and power. Plumbed for washing machine. Oil fired boiler.

### FRONT

Garden in lawn.

### REAR

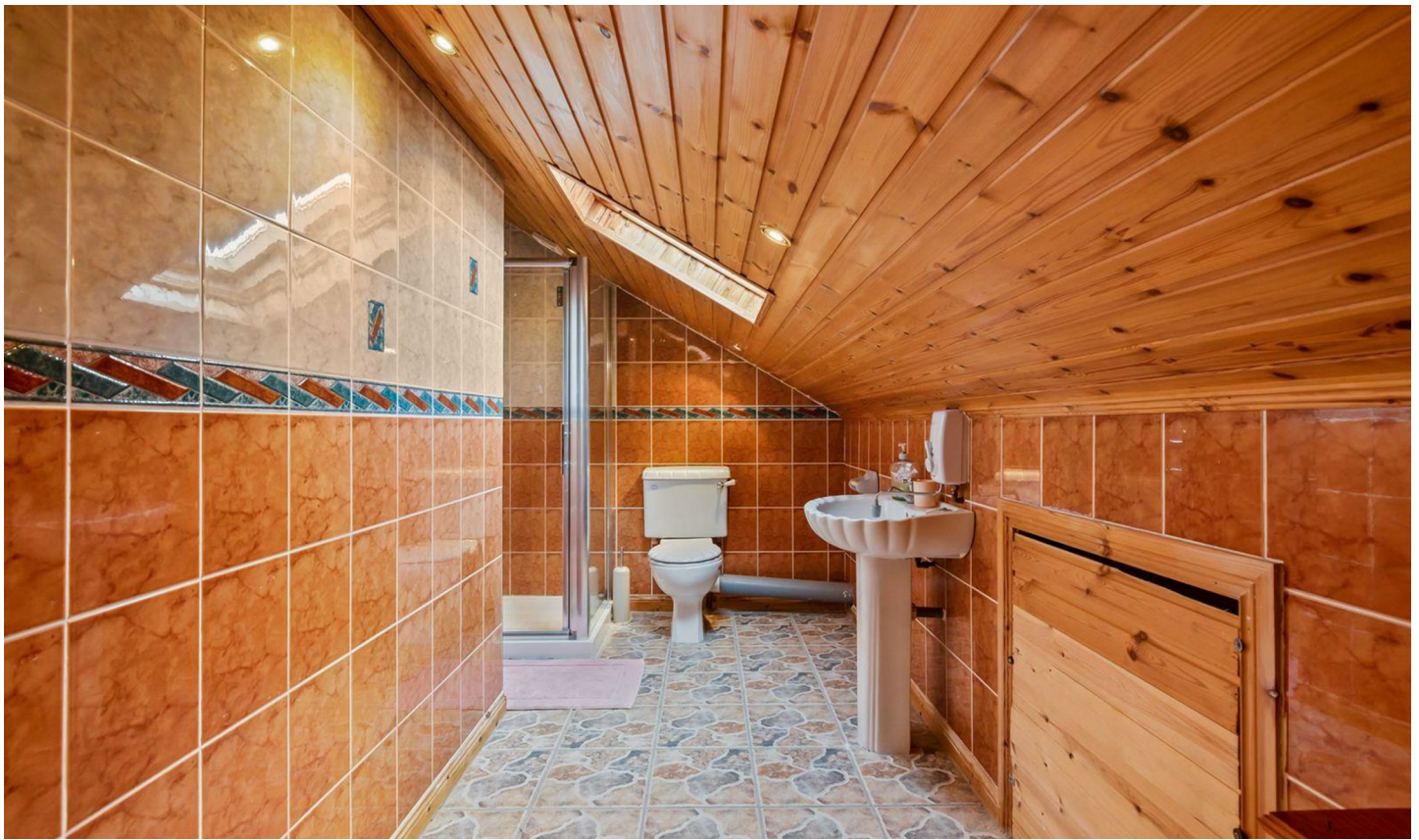
Enclosed garden in lawn with pavestones, hedges and shrubs, PVC oil tank.











### 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>		
(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.

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