



## 4 SPRINGHILL AVENUE, BANGOR, BT20 3NT

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower energy costs	A		
101-149	B		
81-100	C		
61-80	D		
41-60	E	38	
21-40	F		
1-20	G		
Not energy efficient - higher energy costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £275,000



Big is beautiful as is the case with this detached chalet bungalow, as the addition of the roofspace conversion adds the space and volume of accommodation that will prove advantageous to the growing family. The overall accommodation is comfortably presented and incorporates flexibility of use that's so important in a changing family environment. It will come as a pleasant additional feature that the area fuses together a balanced combination of privacy and convenience, which brings schools, shopping and public transport etc well within acceptable distance. No doubt you will accept the price indicates a serious intension to sell, so why not grasp the moment and discover the home you really want to own, at a price that makes it difficult to refuse.

## Key Features

- Converted Detached Bungalow
- 2 Reception Rooms
- 3 Bedrooms
- uPVC Double Glazing
- Oak Kitchen
- Oil Fired Heating System
- Ground Floor Shower Room / Upstairs Bathroom
- Detached Garage
- Mature Gardens
- No Onward Chain



### ACCOMMODATION

#### COVERED PORCH

uPVC double glazed entrance door into ...

#### ENTRANCE PORCH

15 Pane glazed door into ...

#### ENTRANCE HALL

Built-in cloaks cupboard. Built-in Hotpress with lagged copper cylinder and immersion heater.

#### LOUNGE

21'8" x 11'11" narrowing to 8'10"  
Open fireplace with tiled surround and hearth.

#### KITCHEN

10'8" x 8'9"  
Range of oak effect high and low level cupboards and drawers with roll edge work surfaces. Built-in Zanussi 4 ring hob and oven under. Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Part tiled walls.

#### CONSERVATORY

13'6" x 9'2"  
uPVC double glazed French doors to rear. Ceramic tiled floor. Plumbed for washing machine.

#### BEDROOM 1

12'11" x 10'7"  
built-in wardrobe

#### BEDROOM 2

12'10" x 8'10"

#### BEDROOM 3/DINING ROOM

9'4" x 7'10"

#### SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan.

#### STAIRS TO LANDING

#### BEDROOM 4

12'9" x 11'2"  
Double glazed Velux window.

#### BATHROOM

White suite comprising: Pine panelled bath. Vanity unit with inset wash hand basin. W.C. Part panelled walls. Pine ceiling. Built-in storage cupboards. Access to eaves storage. Double glazed Velux window.

#### OUTSIDE

#### DETACHED GARAGE

17'6" x 9'3"  
Up and over door. Light and power.

#### FRONT

Garden in lawn.

#### REAR

Garden in lawn with trees and shrubs. Boiler house. PVC oil tank., Tap.





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 Partner Jonathan Collins on .

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. 18333585**

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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