

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 BALLOO WALK, BANGOR, BT19
7RH**

£795 PER MONTH



Welcome to this charming end terrace house located in the sought-after area of Balloo Walk, Bangor. Situated close to local amenities, schools, and main arterial routes, this property is ideally placed for easy access to everything you need.

As you enter, you are greeted by a welcoming entrance hallway that leads to a bright living room, the spacious kitchen is equipped with appliances. Additionally, the convenience of a downstairs w/c adds to the practicality of the layout.

The property boasts two well-proportioned bedrooms, both featuring built-in storage, providing ample space for your belongings and The family bathroom comprises of white suite with shower over bath.

With gas-fired central heating and uPVC double-glazed windows, this home offers warmth and energy efficiency throughout the year. There are fully enclosed front and rear garden. Furthermore, communal parking is available to the side of the property, adding to the convenience of this lovely home.



Key Features

- Spacious End Terrace Property In Sought After Residential Area, Close to Amenities, Schools And Main Arterial Routes
- Bright Living Room, Fitted Kitchen With Appliances
- Two Bedrooms With Built In Storage
- Bathroom And Downstairs W/C Comprising Of White Suite
- GFCH And uPVC Double Glazed Windows
- Fully Enclosed Front And Rear Garden And Communal Parking To The Side.
- Early Viewing Recommended



Accommodation Comprises

Hall

Wood effect tiled floor.

Living Room

9'2" x 14'6"

Wood laminate flooring and built in storage under the stairs.

Kitchen

9'2" x 11'6"

Fitted kitchen with a range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, tumble dryer, fridge/freezer, integrated oven, four ring gas hob, stainless steel extractor hood, space for dining, tiled floor, partially tiled walls, gas fired boiler.

Rear Hall

Tiled floor, door to enclosed rear garden.

W/C

White suite comprising, wall mounted wash hand basin with mixer tap and tile splashback, low flush w/c, tiled floor, extractor fan.

First Floor

Bedroom 1

12'11" x 12'2"

Double bedroom, built in storage and wood laminate flooring.

Bedroom 2

6'7" x 11'6"

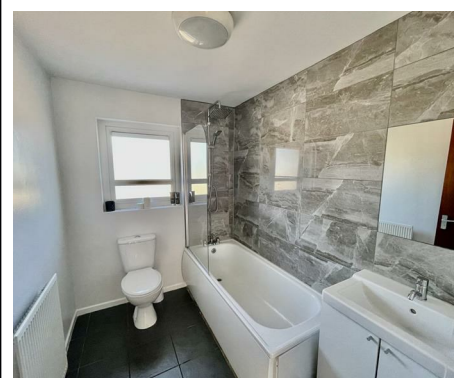
Wood laminate flooring and built in storage.

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, glass shower screen, low flush w/c, vanity unit with mixer tap, tiled floor, part tiled walls.

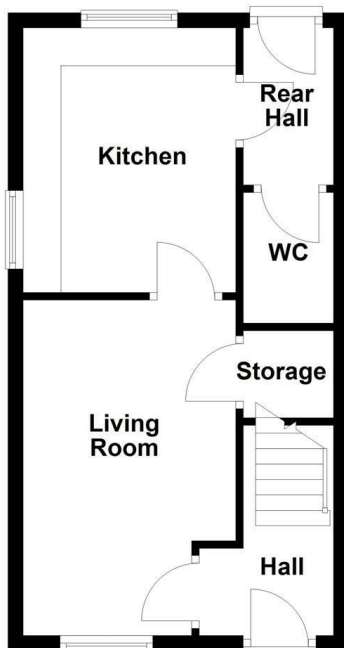
Outside

Front - Fully enclosed, area in stones, area in tarmac, path to front door.
Rear - Fully enclosed, area in stones, paved walkway from back door to back fence, back gate for bin access, outside tap and light, outside socket, storage shed.

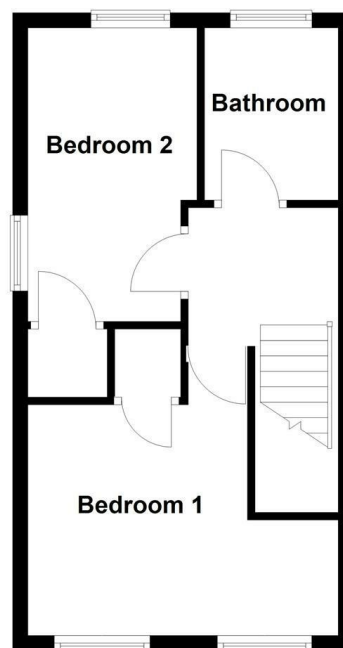




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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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