

**BANGOR BRANCH** 

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NETWORK STRENGTH - LOCAL KNOWLEDGE



# 10 PRIMROSE STREET, BANGOR, BT20 3AZ

OFFERS AROUND £164,950

They are hard to find but maybe this property is one of a kind ! Upon entering this newly refurbished property you get that feeling. The open plan aspect downstairs is stunning. A two tone kitchen - living area with breakfast bar leads into a quaint snug with an original exposed stone wall and ceiling speakers to chill. French doors lead out to a private courtyard to further enhance the ambiance. On the first floor there is a large refitted bathroom with a separate shower and bath. 3 good sized bedrooms one with fitted wardrobes completes the spacious accommodation. Located only a short stroll to Pickie fun park and the renowned coastal path also a 5 minute walk to the rail and bus station for your commute. This stunning property is sure to attract a lot of interest. Don't delay make that viewing today.



## **Key Features**

- Newly Refurbished
- White Bathroom Suite
- Convenience to Local Amenities and Seashore
- 2 Reception Rooms & 3 Bedrooms
- Remodeled Fitted Kitchen · Double Glazing & Gas Fired **Central Heating System** 
  - Private Rear Courtyard
  - New Damp Proof Course & **Re-Plastering**





### ACCOMMODATION

uPVC entrance door into ...

**ENTRANCE HALL** Laminated wood floor.

#### LOUNGE

13'3" x 11'11" Electric wall mounted fire. Semi solid wood floor. 6 Low voltage downlights.

#### **KITCHEN**

#### 11'7" x 8'10"

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Built in " Beko" 4 ring hob and oven under. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Stainless steel extractor fan. Part tiled walls. 5 Low voltage downlights.

#### **FAMILY ROOM**

11'7" x 8'10" Feature stone wall. Semi Solid wood floor. uPVC Double glazed french doors. 4 Low voltage downlights.

#### STAIRS TO LANDING

#### BATHROOM

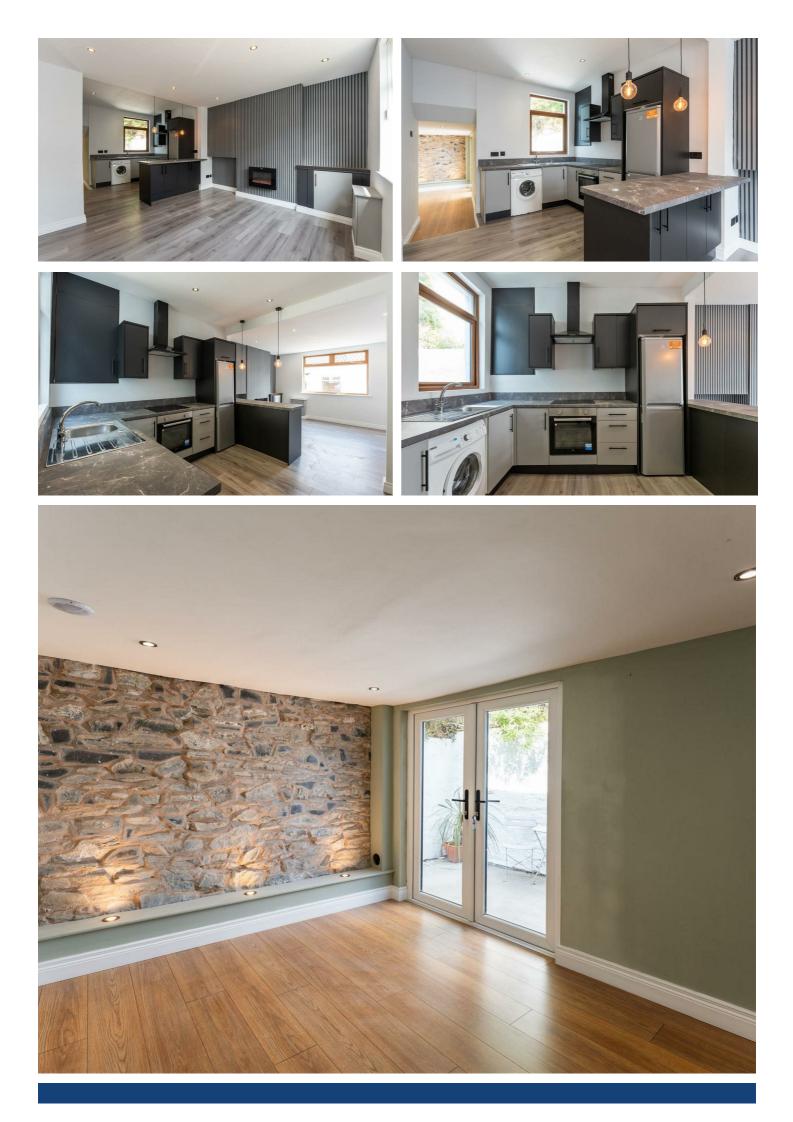
White suite comprising: Panelled bath. Walk-in shower cubicle with Thermostatic shower and drencher. Vanitory unit with inset wash hand basin. W.C. 2 Low voltage downlights. Built-in extractor fan. Part tiled walls.

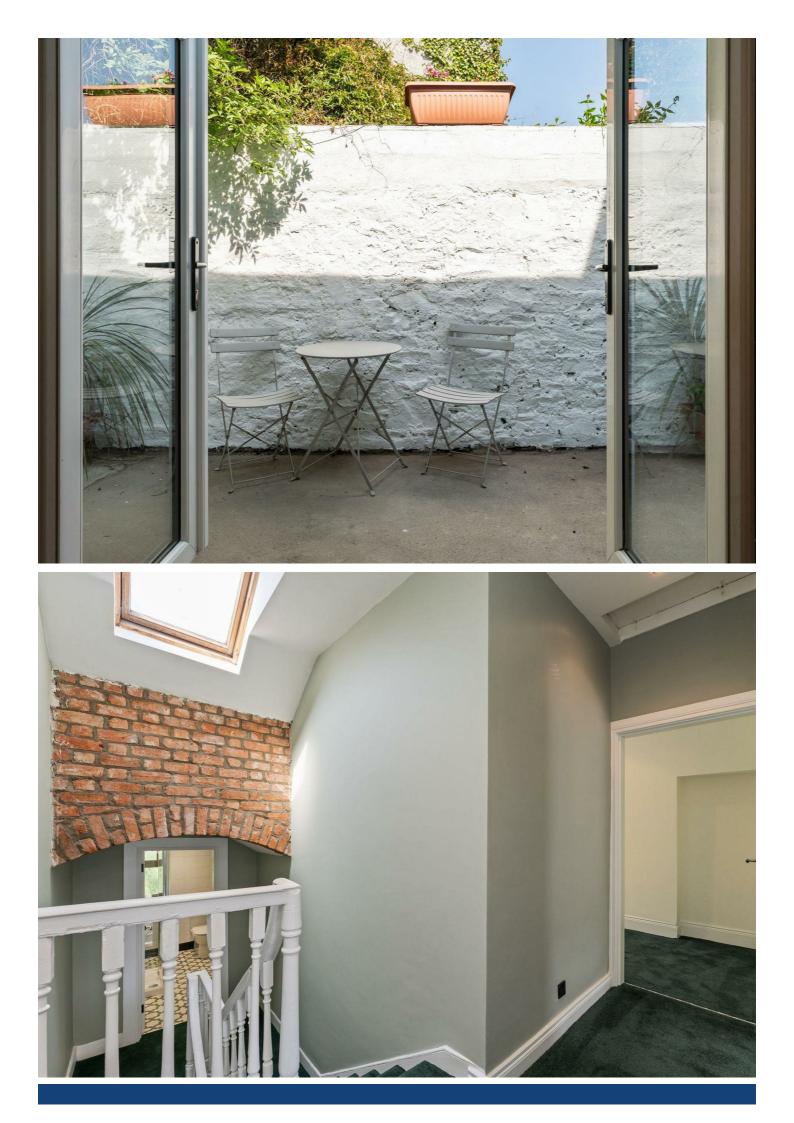
**BEDROOM 1** 11'11" x 9'9" max 3 downlights.

**BEDROOM 2** 11'1" x 10'0" 3 downlights.

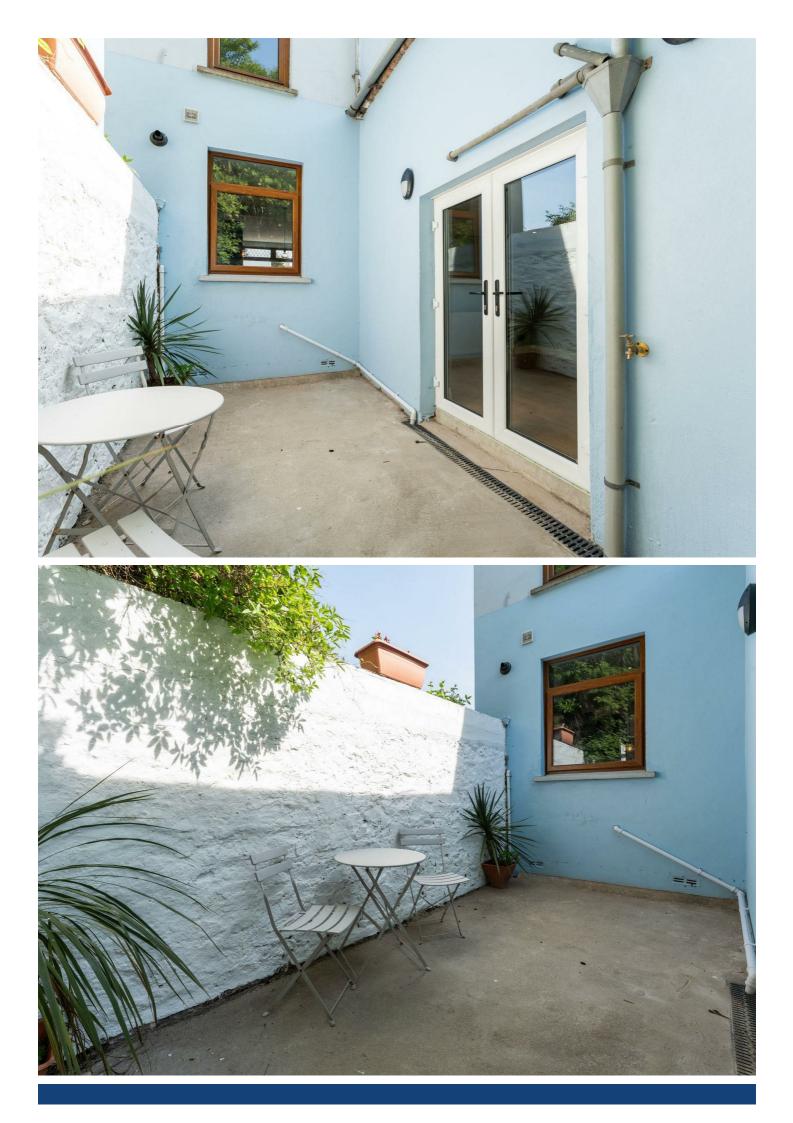
**BEDROOM 3** 11'11" x 7'6" 3 downlights.

OUTSIDE Rear Yard. Tap and light.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)		71
(55-68)	60	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
Northern IrelandEU 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.

ANDERSONSTOWN 028 9060 5200 **BALLYHACKAMORE** 028 9047 1515 BALLYNAHINCH 028 9756 1155

BANGOR 028 9127 1185 DONAGHADEE 028 9188 8000 CARRICKFERGUS 028 9336 5986 DOWNPATRICK 028 4461 4101 CAVEHILL 028 9072 9270 FORESTSIDE 028 9064 1264

GLENGORMLEY 028 9083 3295 MALONE 028 9066 1929 NEWTOWNARDS 028 9181 1444 RENTAL DIVISION 028 9070 1000



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