



## 28 KILMAINE ROAD, BANGOR, BT19 6DT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower heating costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher heating costs			
Northern Ireland		EU Directive 2002/91/EC	

## OFFERS AROUND £180,000





Situated within an ever popular residential area, Ulster Property Sales are delighted to offer for sale this appealing semi-detached chalet style home which is sure to appeal to a wide spectrum of the market!

Upon inspection viewers will appreciate the welcoming entrance hall and the wealth of reception space afforded by the comfortable lounge, the practical adjacent dining area (approached via double doors) and the generously proportioned rear conservatory which enjoys a pleasing outlook to the rear garden. Also worthy of special mention is the well appointed kitchen and from here there is access to a utility room and very useful neighbouring store room. At first floor level the property boasts a traditional 3 bedroom layout and an attractive 3 piece white bathroom with a shower over the bath.

Outside to the front there is a brick paved drive which provides ample off street parking and a garden laid in lawn. The enclosed rear is paved and will be welcomed by those seeking ease of maintenance.





## Key Features

- 3 Bedroom & 1+ Reception
- Conservatory
- Well Appointed Kitchen, Separate Utility
- Attractive White Bathroom
- Double Glazing & Gas Fired Heating System
- Store with Up & Over Door
- Gardens Front & Rear
- Appealing Semi Chalet



### ACCOMMODATION

White uPVC double glazed front door and white uPVC double glazed side panels.

### ENTRANCE HALL

Tiled floor. Double panel radiator.

### LOUNGE

14'2" x 13'2"

15 Pane glazed door from hall. White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring. Dimmer switch. 15 Pane glazed double doors to ...

### DINING AREA

10'3" x 8'4"

Tiled floor. Double panel radiator. 2 Double wall light points. Open plan access to ...

### CONSERVATORY

13'3" x 10'4"

White uPVC double glazed windows and rear double doors. Tiled floor. 2 single panel radiators.

### KITCHEN

11'10" max x 10'2" max

15 Pane glazed doors from both hall and Dining area. High and low level units. Roll edge work surfaces. Stainless steel sink unit with mixer taps. Concealed lighting. Plumbed for dishwasher. Extractor fan. Integrated 4 ring gas hob and electric oven. Part tiled walls. Tiled floor. Single panel radiator. Ceiling downlighters. White uPVC double glazed windows.

### UTILITY ROOM

Low level units. Roll edge work surfaces. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Tiled floor. Tiled walls. Panelled ceiling. White uPVC double glazed windows and rear door.

### ADJACENT STORE

Wall mounted gas boiler. Light and power. Panelled up and over door.

### STAIRS TO 1ST FLOOR LANDING

White uPVC double glazed window. Built-in shelved cupboard. Access to roofspace.

### BEDROOM 1

14'0" max x 9'3" max

White uPVC double glazed windows. Double panel radiator. Built-in wardrobe.

### BEDROOM 2

10'2" max x 10'4" max into recess

White uPVC double glazed windows. Double panel radiator.

### BEDROOM 3

10'3" x 6'8" max into recess

White uPVC double glazed windows. Single panel radiator.

### BATHROOM

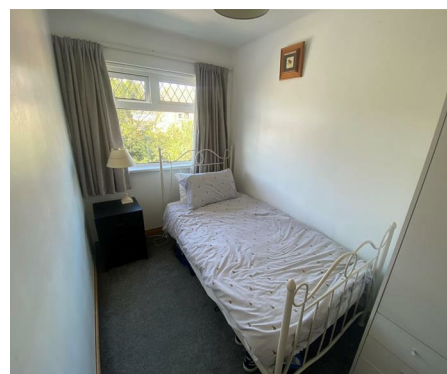
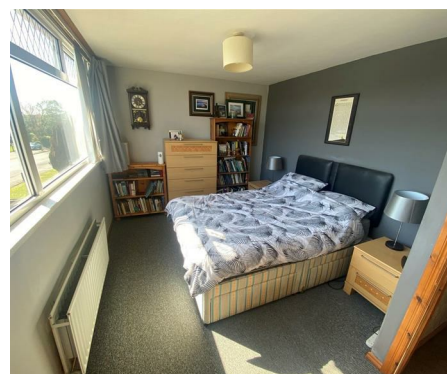
White suite comprising: Panelled bath with shower over. Shower screen. Low flush W.C. Wash hand basin. Tiled walls. Tiled floor. Wall mounted heated towel rail. White uPVC double glazed windows. Ceiling downlighters.

### OUTSIDE

Brick paved drive. Garden laid in lawn. Light point.

### ENCLOSED REAR

Paved. Light point. Outside 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 Garth Hall 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. 16820526**

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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