

ULSTER PROPERTY SALES

UPS

**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**99 DONAGHADEE ROAD, BANGOR, BT20 4NL**

**OFFERS AROUND £265,000**

Located on the Donaghadee Road means this detached bungalow qualifies for the title "perfectly positioned" as its location gives access to an array of amenities at Ballyholme but also offers a quiet, peaceful neighbourhood. Add to the location appeal a very acceptable specification that combines an excellent level of comfort with a relatively modern standard of fixtures and fittings and you have a home that offers years of enjoyable ownership. So why not come along, have a look and picture the ways ownership of this home could enhance your day to day living.



## Key Features

- 3 Bedrooms
- Open Plan Kitchen / Dining Area
- Oil Fired Heating System
- Large Site
- Spacious Lounge
- uPVC Double Glazing
- White Bathroom Suite
- Immediate Possession



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE HALL

Solid oak wood floor. Cornice. Built-in cloaks cupboard. Wood panelled walls.

### LOUNGE

13'8" x 13'2"

Open fireplace with gas fire, slate surround and granite hearth, marble mantel. Cornice.

### BEDROOM 1

13'8" x 13'2"

Cornice.

### BEDROOM 2

10'6" x 10'6"

Cornice.

### BEDROOM 3

10'7" x 7'2"

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. Ceramic tiled floor.

### SEPARATE W.C.

Ceramic tiled floor.

### DINING ROOM

12'10" x 10'6"

Solid oak wood floor. Built-in hotpress with lagged copper cylinder and immersion heater. Open plan to ....

### KITCHEN

Cream high and low level cupboards and drawers with roll edge work surfaces. Built-in Normande ceramic hob and oven under. Extractor canopy with integrated fan and light. Integrated dishwasher and fridge/freezer.

### OUTSIDE

#### FRONT

Garden in lawn.

#### REAR

Garden in lawn. PVC oil tank. Basement storage.

### UTILITY AREA

7'3" x 7'0"











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Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### 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>	<b>32</b>	<b>38</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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