

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



99 DONAGHADEE ROAD, BANGOR, BT20 4NL

OFFERS OVER £250,000

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 m² ... 929 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	38
(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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