



## 27 RATHGAEL ROAD, BANGOR, BT19 1RW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Not energy efficient - higher energy costs	G		

  

Current Rating: 32	Potential Rating: 38
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Northern Ireland EU Directive 2002/91/EC

£85,000



#### NOTICE OF OFFER

Property address 27 Rathgael Road, Bangor, BT19 1RW  
By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £88,500.

Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner. Ulster Property Sales, 88 Main Street, Bangor, BT20 4AC, Tel: 028 9127 1185

This laborers cottage provides something that little bit different with the location renowned for it's convenience, to Bangor and Belfast. The price is realistic to allow for major upgrades that may be considered by a successful purchaser. Situated with an open aspect and surrounded by a wood this will make it an ideal purchase for someone looking for a small holding.

All it takes is time, in respect of a viewing and creative reflection, to see the considerable potential on offer at such a relatively small expenditure, so do it now, as this could be the perfect opportunity.



## Key Features

- Labours Cottage
- 2 Bedrooms
- 2 Reception Rooms
- Oil Fired Heating System
- Detached Garage
- Large Rear Garden
- Open Aspect To Front
- In Need Of Modernisation
- No Onward Chain



### ACCOMMODATION

Entrance door into ...

### ENTRANCE HALL

Glazed door into ...

### LOUNGE

17'4" x 13'6"

Open fireplace multi fuel stove with reclaimed brick surround. Tiled inset and hearth.

### KITCHEN

15'10" into bay x 8'5" widening to 16'3" and narro  
Range of high and low level cupboards.

### SUN PORCH

13'10" x 7'0"

### WET ROOM

Comprising: Shower. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor.

### STAIRS TO LANDING

### BEDROOM 1

13'6" x 13'1" at widest pt  
Insulated cylinder tank and immersion heater.

### BEDROOM 2

13'6" x 8'7"

### OUTSIDE

#### DETACHED GARAGE

24'1" x 9'4"

#### FRONT

Garden.

#### REAR

Garden in lawn with trees and shrubs. Light. Tap. PVC oil tank.

#### EPC RATING

E52/D58





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 Faith Stead 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. 17873273**

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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