

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**16 IVYHILL CRESCENT, BANGOR, BT19 6BL**

**OFFERS AROUND £215,000**



Located just off the Ballymacormick Road means this delightful detached home 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
- uPVC Double Glazing
- Grey Gloss Kitchen
- Utility Room / Wash Room
- Well presented Throughout
- 1+ Reception Rooms
- Phoenix Gas Heating System
- White Bathroom Suite
- Attached Garage
- Immediate Possession



### ACCOMMODATION

Composite entrance door into ...

### ENTRANCE HALL

Laminated wood floor. 6 Downlights.

### LOUNGE

13'8" x 11'11"

Double doors into ..

### DINING AREA OPEN PLAN TO KITCHEN

18'8" x 12'1"

Range of grey gloss high and low level cupboards and drawers with roll edge work surfaces. Built-in Indesit ceramic 4 ring hob and Russell Hobbs oven under. Extractor canopy with integrated fan and light. 1½ tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. 11 Downlights. Laminated wood floor. uPVC double glazed French doors.

### UTILITY ROOM

11'11" x 8'2"

Plumbed for washing machine Laminated wood flooring.

### WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer tap. W.C. Ceramic tiled floor.

### STAIRS TO LANDING

### BEDROOM 1

11'6" x 11'0"

Range of built in bedroom furniture.

### BEDROOM 2

11'7" x 10'6"

### BEDROOM 3

8'7" x 7'10"

### BATHROOM

White suite comprising: Panelled bath with mixer taps and Thermostatic shower over.. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor.

### OUTSIDE

#### FRONT

Garden in lawn.

#### REAR

Garden in lawn with trees and shrubs. Light and tap.

### ATTACHED GARAGE

15'3" x 9'7"

Roller door. Light and power.



















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>	59	68
(39-54) <b>E</b>		
(21-38) <b>F</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.

ULSTERPROPERTYSALES.CO.UK

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