

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 ABBEY PARK, BANGOR, BT20 4BZ**

**OFFERS OVER £235,000**



This Extended Detached Bungalow is an ideal location for the young family unit or those thinking of retirement. Its location, in a quiet location, yet convenient to local schools, public transport and retail facilities makes it an attractive property for all. The bungalows' rooms are well proportioned, bright and airy, the overall design appealing and its large rear garden overlooking Castle Park a delight. We would urge early viewing to avoid disappointment.



## Key Features

- Extended Detached Bungalow
- 3 Bedrooms
- Cream Coloured Kitchen/Dining Area Lounge
- White Bathroom Suite
- Phoenix Gas Heating System & uPVC Double Glazing
- Private Mature Rear Garden Overlooking Castle Park



### ACCOMMODATION

Entrance door into ...

### ENTRANCE HALL

Parquet floor. 12 Downlights.

### LOUNGE

15'11" x 12'11"

Contura wood burning stove with slate hearth. Parquet wood floor. 6 Downlights. 2 Wall light points.

### BEDROOM 2

11'11" x 8'11"

### BEDROOM 1

12'1" x 11'9" into bay

### BEDROOM 3

11'6" x 8'10"

Access to roofspace.

### BATHROOM

White suite comprising: Panelled bath with mixer taps. Corner shower with Thermostatic shower over. Wash hand basin with mixer taps. W.C. Part tiled walls. 4 Downlights.

### KITCHEN

15'7" x 13'8"

Cream high and low level cupboards and drawers with butcher block roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher and washing machine. Part tiled walls. Ceramic tiled floor. uPVC double glazed French doors to rear garden. 6 Downlights.

### OUTSIDE

### DETACHED GARAGE

18'11" x 9'3"

Roller door.

### FRONT

Garden in lawn.

### REAR

Enclosed garden in lawn with shrubs. Open aspect over Castle Park. Light Tap.





















25, Abbey Park, BANGOR, BT20 4BZ

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Total Area: 100.4 m<sup>2</sup> / 1081 ft<sup>2</sup> (excluding garage)  
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>	<b>66</b>	<b>70</b>
(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.

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