

ULSTER PROPERTY SALES

UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**52 KILMAINE ROAD, BANGOR, BT19 6DT**

**OFFERS OVER £280,000**

This is the type of home you could see as a long term ownership, somewhere to raise a family, as the space and comfort afforded by this detached house should well meet the needs of even the most demanding family for some years to come. The added advantage of the local infrastructure that affords schools, church facilities and shopping within acceptable distances adds to the property's overall appeal and helps to support the local community. If home by nature, to you, means comfort and contentment, then a viewing of this particular property may well not disappoint.



## Key Features

- Flexible Accommodation
- 4 Bedrooms
- uPVC Double Glazing
- Oil Fired Heating System
- Detached Garage
- Conservatory
- 2 Reception Rooms
- Oak Kitchen
- Bathroom / Shower Room
- Immediate Possession



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE HALL

Built-in storage cupboard. Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

### LOUNGE

21'2" x 14'2" at widest pt  
Open fireplace.

### DINING ROOM/BEDROOM

2

19'4" x 10'2" at widest pt

### BEDROOM 1

12'2" x 10'2"  
Built-in double wardrobe with mirror sliding doors.

### FAMILY ROOM

9'5" x 7'10"  
uPVC double glazed patio doors leading to ...

### CONSERVATORY

13'22 x 9'10"  
uPVC double glazed French doors leading to rear.

### BATHROOM

Coloured suite comprising:  
Panelled bath with mixer tap and telephone shower attachment.  
Pedestal wash hand basin. W.C.  
Tiled walls. Ceramic tiled floor.

### KITCHEN

13'0" x 9'11"  
Range of oak high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinet. Built-in Zanussi ceramic 4 ring hob and oven with built-in microwave. Extractor canopy with integrated fan and light. Neff integrated dishwasher. Single drainer stainless steel sink unit with mixer taps. Part tiled walls. Ceramic tiled floor. Pine ceiling. 5 Downlights.

### UTILITY ROOM

12'11" at widest pt x 7'3"  
Range of high and low level units with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

### STAIRS TO LANDING

Built-in double wardrobe. Pine ceiling. 3 Downlights.

### BEDROOM 3

12'1" x 11'7"  
2 Built-in wardrobe with mirrored sliding doors.

### BEDROOM 4

11'3" x 10'8"  
2 Built-in wardrobes with louvered doors.

### SHOWER ROOM

Comprising: Corner shower with Mira Sport electric shower. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Double glazed Velux window. 3 Downlights.

### OUTSIDE

### DETACHED GARAGE

17'0" x 8'9"  
Up and over door. Light and power.

### FRONT

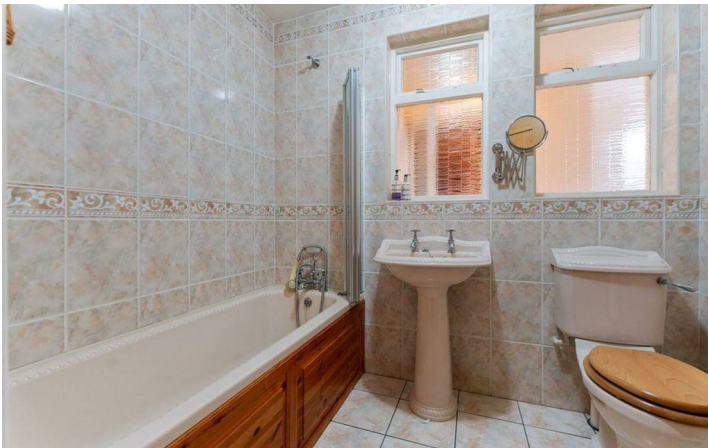
Garden in lawn with shrubs.

### REAR

Enclosed garden in lawn with trees and shrubs. PVC oil tank. Paved patio. Sensor light. Tap.











52 Kilmaine Road, BANGOR, BT19 6DT

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Total Area: 161.6 m<sup>2</sup> ... 1739 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>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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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