

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



87 BRYANSBURN ROAD, BANGOR, BT20 3SD

OFFERS OVER £299,950

This immaculately presented semi bungalow, that not only offers a spec to impress but the room and volume of accommodation that will keep any buyers needs well satisfied for the foreseeable future. Located just outside Bangor and handy to all amenities the property is situated on an extensive site with mature south facing gardens.

With such an appealing option readily available should make the decision, firstly to view and secondly to buy as easy as taking your next breath. This is a quality home that really shouldn't be missed. So don't delay view today.



Key Features

- Flexible Accommodation
- Spacious Living Room
- uPVC Double Glazing
- White Bathroom Suite
- 4 Bedrooms
- Cream Kitchen
- Gas Heating System
- Mature Gardens



ACCOMMODATION

uPVC double glazed entrance door with double glazed side panels into....

ENTRANCE PORCH

Pine door into ...

ENTRANCE HALL

LOUNGE

20'4" x 11'0"

Open fireplace with gas stove, reclaimed brick surround and slate hearth.

KITCHEN

19'2" x 14'8"

Range of Country Cream high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in White Westinghouse 4 ring gas hob and oven. Extractor hood with integrated extractor fan and light. Ceramic single drainer sink unit with mixer taps. Beko integrated dishwasher. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. Beamed ceiling. Georgian uPVC double glazed French doors leading to rear.

INNER HALL

BATHROOM

White suite comprising: Pine panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin. W.C. Shower cubicle with Mira Events electric shower. Part tiled walls. Ceramic tiled floor. Built-in storage cupboard.

BEDROOM 4

11'9" x 9'1"

BEDROOM 3 / DINING ROOM

11'10" x 10'0"

Oak lamianted wood floor.

STAIRS TO LANDING

Double glazed Velux window. Double built-in wardrobe.

BEDROOM 1

14'8" x 11'7"

BEDROOM 2

11'8" x 8'9"

Access to eaves.

OUTSIDE

TIMBER GARAGE

Double doors.

FRONT

Garden in lawn with mature trees and shrubs.

REAR

Enclosed garden in lawn with mature trees and shrubs. Paved patio. Tap. Lights. Boiler house.











87 Bryansburn Road, BANGOR, BT20 3SD

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Total Area: 127.9 m² ... 1377 ft² (excluding garage)
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 | 57 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (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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