

ULSTER PROPERTY SALES

**UPS**

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**62 FAIRFIELD ROAD, BANGOR, BT20 4TT**

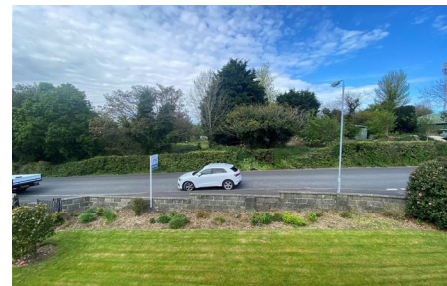
**OFFERS OVER £240,000**

With an attractive price, excellent location and what it has to offer, this property suggests to us a superb potential purchase. The proportion and volume of accommodation will appeal to a wide sector of buyers looking for a peaceful area of Bangor and surrounded by similar style properties. Having a close proximity to all the amenities of Bangor including its shops and being convenient to Bloomfield Shopping Centre there is also a good selection of primary and secondary schools nearby. The property benefits from additional car parking, also suitable for a boat or caravan. With all the ingredients of the above and its sunny rear garden this is a property for serious consideration to view now.



## Key Features

- 4 Bedrooms (Ensuite)
- uPVC Double Glazing
- Oak Kitchen
- Utility Room
- Corner Site / Open Aspect
- 2 Reception Rooms
- Phoenix Gas Heating System
- White Bathroom Suite
- Detached Garage
- Immediate Possession



### ACCOMMODATION

uPVC double glazed entrance door into ...

### ENTRANCE HALL

Laminated wood floor.

### LOUNGE

22'4" x 13'7"

Open fireplace with surround and hearth. Laminated wood floor.

### DINING AREA

10'6" x 7'8"

4 Downlights.

### KITCHEN

11'9" x 10'5"

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in Belling 4 ring hob and Creda double oven. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls. Ceramic tiled floor. 5 Downlights.

### BEDROOM 3

12'0" x 10'11"

Range of built-in wardrobes. Fixed staircase to ....

### BEDROOM 4

20'8" x 12'1"

Laminated wood floor. 2 Built-in wardrobes.

### BEDROOM 2

12'0" x 10'11"

Built-in wardrobe. Laminated wood floor.

### BATHROOM

White suite comprising: Panelled bath. Corner shower with Mira Vie electric shower. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. 4 Downlights. Built-in extractor fan.

### BEDROOM 1

15'7" x 9'11"

### ENSUITE

Pedestal wash hand basin with splash back. W.C. 2 Downlights. Built-in extractor fan.

### UTILITY ROOM

Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Ceramic tiled floor.

### OUTSIDE

#### DETACHED GARAGE

Roller door. Light and power.

#### FRONT & SIDE

Garden in lawn with shrubs.

#### REAR

Garden in lawn with hedges. Tap. Sensor lights.











### 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>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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