

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

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NETWORK STRENGTH – LOCAL KNOWLEDGE



6 KINWOOD PARK, BANGOR, BT19 6WG

OFFERS OVER £250,000

Always but always one of the most popular spots for properties of this type due mainly to first class primary schools, excellent shopping and a host of recreational and social amenities including traffic safety, as this location ensures a near traffic free area, providing peace of mind for younger families. Overlaid on these appealing factors is a property specification, offers the size and type of accommodation perfectly suited to a young couple's long term ownership. The enjoyment of all the benefits associated with this home are all but a successful offer away, so make it yours by viewing now.



Key Features

- 3 Bedrooms
- uPVC Double Glazing
- Maple Kitchen
- Detached Garage
- Immediate Possession
- 2 Reception Rooms
- Oil Fired Heating System
- Bathroom / Shower Room
- Cul Se Sac



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

16'7" x 10'10"

Open fireplace with marble surround and hearth with granite inset.

BEDROOM 3

10'5" x 9'11"

Range of built-in wardrobes with mirrored sliding doors.

BATHROOM

White suite comprising: Panelled bath with mixer taps. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. 15 Pane glazed door into ...

FAMILY ROOM

13'6" x 9'4"

uPVC double glazed French doors leading to rear. Laminated wood floor.

KITCHEN

13'72 x 11'11"

Rang of maple high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls.

STAIRS TO LANDING

2 downlights. Double glazed Velux window. Built-in Hotpress with lagged copper cylinder and Willis type immersion heater.

BEDROOM 1

15'6" x 10'10"

Range of built-in wardrobes with mirrored sliding doors. 5 Downlights.

BEDROOM 2

13'0" x 12'1"

SHOWER ROOM

Comprising: Shower cubicle with Triton T80 Easi electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Double glazed Velux window. Laminated wood floor.

OUTSIDE

DETACHED GARAGE

18'7" x 10'9"

Up and over door, light and power. Oil fired boiler.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in stones with shrubs and climbers. Light. Tap. PVC oil tank.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	64
(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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