

ULSTER PROPERTY SALES

UPS

RENTALS - BANGOR

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 FERNBANK CLOSE, BANGOR, BT19 6ZE

OFFERS AROUND £199,950

This may come as a pleasant surprise, but you can still buy quality at a reasonable price as proved by the availability of this charming semi detached converted bungalow, that combines comfort and practicality in a most inviting and attractive manner, at a price that should prove appealing to would be buyers. The property, by nature, offers a haven of rest in a development which by design attracts minimal traffic flow, so important for those with younger families. The location of course, for those who know Bangor well, will prove perfect for family members attending local schools and for those who enjoy a little bit of retail therapy the closeness of Bloomfield shopping centre should prove an added attraction.

As you can see this home offers a well balanced purchase that combines a good specification and convenience in a manner that should make viewing essential. So why not do it now and immerse yourself in a "could be lifestyle" that's achievable simply by making the right offer.



Key Features

- Conservatory
- 2 Reception Rooms
- Phoenix Gas Heating System
- Detached Garage
- Immediate Possession
- 3 Bedrooms
- uPVC Double Glazing
- Bathroom and Shower Room
- Flexible Accommodation
- Cul De Sac



ACCOMMODATION

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

ENTRANCE HALL

Laminated wood floor.

LOUNGE

16'8" x 10'11"

Open fireplace with cast iron surround and slate hearth, oak mantel. Solid wood floor.

BEDROOM 3

12'5" x 9'11"

Laminated wood floor.

FAMILY ROOM

13'4" x 9'4"

uPVC double glazed patio doors to

CONSERVATORY

7'6" x 7'4"

Tiled floor.

SHOWER ROOM

White suite comprising: Walk-in shower with Triton electric shower. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Chrome heated towel rail. Built-in extractor fan. Tiled floor.

KITCHEN

13'9" x 11'11"

Range of cream high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with Britannia integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer tap. Part tiled walls. Ceramic tiled floor.

STAIRS TO LANDING

Access to eaves. Double glazed Velux window.

BEDROOM 1

11'5" x 10'11"

Double glazed Velux window. Range of built-in wardrobes with mirrored sliding doors.

BEDROOM 2

11'5" x 10'11"

Access to roofspace.

SHOWER ROOM

Corner shower with Mira Vie electric shower. Pedestal wash hand basin. W.C. Built-in extractor fan. Built-in storage. Double glazed Velux window.

OUTSIDE

DETACHED GARAGE

19'2" x 9'3"

Up and over door. Light and power. Plumbed for washing machine. Gas boiler.

FRONT

Garden. Tarmac driveway.

REAR

Enclosed garden in pavestones. Tap. Light.








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Total Area: 113.2 m² - 1219 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	71	72
(55-68) D		
(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 02890471515.

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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