

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 ROSSDOWAN LANE, BANGOR, BT19 7DQ

OFFERS AROUND £399,999

If ever there was a home which deserved to be viewed so as to be fully appreciated this is it! Ulster Property Sales are delighted to offer for sale this superior and generously proportioned detached family home which has been presented to an exacting standard by its present owner.

Upon inspection viewers will immediately appreciate the welcoming entrance all with its tasteful 'Karndean' flooring (a theme continued throughout the ground floor) and the wealth of reception space afforded by the comfortable lounge and the impressive family room. Perhaps the most striking feature of this fine home however is the magnificent open plan kitchen/dining/garden room offering ideal modern day family living. Viewers will be enticed by the pleasing kitchen units and the wide range of integrated appliances and if this were not enough there is a very practical adjacent utility room and a useful separate wash room. At first floor level the property enjoys an adaptable 3 bedroom layout depending on family requirements and special mention must be made of the excellent master bedroom walk-in dressing room, the master bedroom ensuite and the superb separate 4 piece white bathroom. At second floor level the home boasts two further sizeable bedrooms and a well appointed white shower room and it is worth noting that this floor would be an excellent teenager retreat.

Outside the front garden is well tended with plants, shrubs, a lawned garden and brick paved drive and the enclosed rear garden is also laid in lawn with a paved patio ideal for those summer barbecues.



Key Features

- High Specification Detached Family Home
- Magnificent Open Plan Kitchen/Dining/Garden Room
- Adaptable 5 Bedroom Layout
- Gas Fired Heating System
- Family Room & Lounge
- Utility & Ground Floor Wash Room
- Master Bedroom Ensuite, Dressing room. Superb Bathroom & 2nd Floor Shower Room
- Tended Gardens. Cul-De-Sac Location



ACCOMMODATION

Entrance door. Double glazed window over.

ENTRANCE HALL

'Karndean' flooring.

UNDERSTAIRS CLOAK ROOM

'Karndean' flooring.

LOUNGE

16'11" x 10'7"

'Karndean' flooring. Double glazed windows.

FAMILY ROOM

16'11" x 8'9"

'Karndean' flooring. Double glazed windows.

'L' SHAPED

KITCHEN/DINING/GARDEN ROOM

28'0" max x 19'9" max

'Karndean' flooring. Double glazed windows. Double glazed Velux style roof windows. High and low level units with work surfaces. Concealed lighting. Part tiled walls in kitchen. Feature sink unit with mixer tap. Extractor fan. Integrated 4 ring hob, oven, fridge & freezer. Mid floor feature kitchen island with low level units and breakfast bar area. Ceiling downlights. Double glazed sliding patio door to rear.

UTILITY ROOM

8'5" max x 6'1" max

High and low level units, work surfaces. Plumbed for washing machine. Cupboard with wall mounted gas boiler. 'Karndean' flooring. Double glazed door to rear.

WASH ROOM

Low flush W.C. Wash hand basin with mixer tap and tiled splash back. Extractor fan. 'Karndean' flooring.

STAIRS TO FIRST FLOOR

LANDING

Double glazed window. Built-in hotpress.

BEDROOM 1

17'6" x 11'1"

Double glazed windows.

WALK-IN DRESSING ROOM

Shelving and wardrobes.

ENSUITE SHOWER ROOM

Spacious walk-in shower with tiled walls and Drencher style shower. Low flush W.C. Vanity unit with inset basin and mixer tap and tiled splash back. Wall mounted heated towel rail. Tiled floor. Ceiling downlights. Extractor fan.

BEDROOM 2

10'7" x 15'0"

Double glazed windows.

BEDROOM 3

9'10" x 8'9"

Double glazed windows.

BATHROOM

White suite comprising: Bath with mixer taps. Low flush W.C. Vanity unit with inset basin and mixer taps. Tiled splash back. Tiled shower cubicle with shower and Drencher. Tiled floor. Part tiled walls. Wall mounted heated towel rail. Extractor fan. Ceiling downlights. Double glazed windows.

STAIRS TO 2ND FLOOR

LANDING

BEDROOM 4

19'8" max x 10'8" max

2 Double glazed Velux style windows. Access to roofspace. Storage to eaves.

BEDROOM 5

19'6" max x 9'8" max

2 Double glazed Velux style windows. Access to eaves.

SHOWER ROOM

White suite comprising: Wash hand basin with mixer tap and tiled splash back. Low flush W.C. Panelled shower cubicle with shower. Tiled floor. Wall mounted heated towel rail. Extractor fan. Ceiling downlights. Double glazed Velux style window.

OUTSIDE

FRONT

Garden laid in lawn with plants and shrubs. Brick paved drive. Paved path. Outside lighting.

ENCLOSED REAR

Garden laid in lawn. Paved patio. Outside lighting and tap.

MANAGEMENT CHARGE

TO BE CONFIRMED











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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 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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