

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



42 ASHLEY PARK, BANGOR, BT20 5RQ

OFFERS OVER £350,000

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 deceptively spacious detached bungalow which is situated upon an enviable corner site within a most popular residential location on the periphery of Bangor.

Upon inspection viewers immediately appreciate the welcoming entrance hall and the wealth of reception space afforded by the magnificent through lounge/dining area with its attractive fireplace and feature bay window. The bungalow boasts a three bedroom layout and mention must be made of the white 3 piece shower room. Worthy of special note is the excellent kitchen/breakfast area with its pleasing range of units .

Perhaps the most striking feature of this fine home however is the site upon which it is positioned. The extensive mature front gardens are laid in lawn with a host of plants, shrubs and trees, a stoned patio and a drive which provides ample parking facilities and access to the garage. The rear enclosed garden is paved in decking for ease of maintenance.

We would recommend early viewing to avoid disappointment and we feel sure that your perusal of the bungalow will result in an instant attraction.



Key Features

- 3 Bedrooms
- uPVC Double Glazing
- Oak Kitchen
- Detached Garage
- Large Corner Site
- 2 Reception Rooms
- Phoenix Gas Heating System
- White Bathroom Suite
- Well Presented Throughout



ACCOMMODATION

Composite entrance door with matching side panels into ...

ENTRANCE HALL

Parquet wood flooring. Cornice. built-in cupboard. 3 Wall lights.

LOUNGE

14'11" x 12'11"

Gas stove with reclaimed brick surround and slate hearth. Parquet wood flooring. Cornice. Dimmer.

DINING ROOM

10'7" x 8'11"

Parquet wood floor. 6 Pane glazed door into ...

KITCHEN

12'7" x 8'10" widening to 12'11"

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Single drainer ceramic sink unit with mixer taps. Neff integrated dishwasher. 6 Downlights. Built-in extractor fan. 6 Pane glazed door into ...

REAR PORCH

Gas boiler. Plumbed for washing machine.

BATHROOM

Corner shower with Thermostatic shower over. Free standing bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. Seperate W.C.

BEDROOM 1

17'5" x 10'5"

Range of built-in wardrobes.

BEDROOM 2

14'0" x 7'11"

Built-in wardrobe.

BEDROOM 3

10'0" x 8'10"

OUTSIDE

DETACHED GARAGE

18'6" x 8'7"

Electric roller door. Light and power.

FRONT AND SIDE

Garden in lawn with shrubs and hedges. Tap. Lights.

REAR

Decked patio.





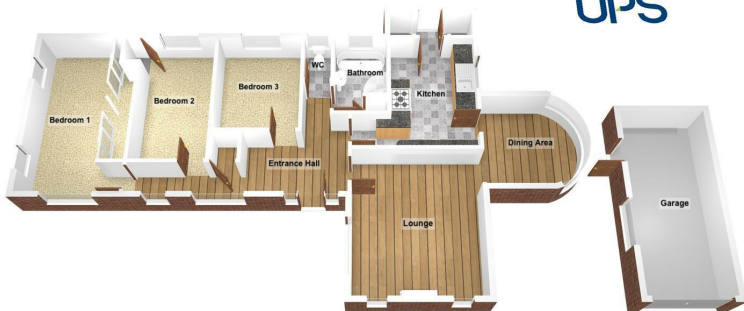






42, Ashley Park, BANGOR, BT20 5RQ

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Total Area: 93.9 m² ... 1010 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	67	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.

ULSTERPROPERTYSALES.CO.UK

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