



24 ASHBURY AVENUE, BANGOR, BT19 6TH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent energy efficiency	C	74	75
Some energy efficiency	D		
Not energy efficient - higher energy costs	E		
Very poor energy efficiency - highest energy costs	F		
Not energy efficient - higher energy costs	G		

Northern Ireland EU Directive 2002/91/EC

£104,950



Welcome to No. 24 Ashbury Avenue, Bangor! Ulster Property Sales are delighted to offer for sale this appealing ground floor apartment which is sure to appeal to a wide spectrum of the market including first time buyers, investors or downsizers. Located in a popular residential locality within a stones throw away from local primary schools, Linear Park, bus stops and local shops, we would urge immediate viewing.

Upon inspection viewers will appreciate the welcoming entrance hall with its wooden laminate flooring (a theme which is continued in much of the home) and the wealth of reception space afforded by the comfortable lounge with its bay window. The property enjoys a traditional 2 bedroom layout and worthy of special mention is the well appointed kitchen with its range of integrated appliances and the pleasing white 3 piece bathroom suite with panelled walls. Outside does not disappoint either and benefits from its own front and enclosed rear garden and communal parking.

Key Features

- Ground Floor Apartment with its own Front Door
- Spacious Lounge with Bow Window
- 2 Bedrooms
- Well Appointed Kitchen with Integrated Appliances
- Pleasing 3 Piece White Bathroom
- Double Glazing & Gas Fired Heating System
- Front & Rear Gardens & 2 Allocated Car Parking Spaces
- Popular & Convenient Residential Location



ACCOMMODATION

White uPVC double glazed front door.

ENTRANCE HALL

Wooden laminate flooring. Single panel radiator. Built-in cupboard. Separate shelved cupboard.

LOUNGE

15'8" max into bay x 9'10" excluding door recess
6 Pane bevelled glazed door from hall. White uPVC double glazed windows. Double panel radiator.

BEDROOM 1

11'0" x 9'3"
White uPVC double glazed windows. Wooden laminate flooring

BEDROOM 2

9'8" max x 6'4" max
White uPVC double glazed windows. Wooden laminate flooring.

KITCHEN

10'8" max x 6'1" max
High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer tap. Tiled floor. Part tiled walls. Extractor fan. Integrated 4 ring hob and oven. Integrated fridge/freezer. Double panel radiator. Built-in shelved cupboard with wall mounted gas boiler. White uPVC double glazed windows.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone hand shower. Low flush W.C. Pedestal wash hand basin with mixer tap. Tile effect wooden laminate flooring. Double panel radiator. Panelled walls. White uPVC double glazed windows.

OUTSIDE

Light point. Tiled step to front door.

FRONT

Garden laid in lawn.

REAR

Enclosed rear garden, laid in lawn.
2 Car Parking Spaces.

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 Garth Hall on .

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. 18109378

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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