

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 KILMAINE AVENUE, BANGOR, DOWN, BT19
6DU**

OFFERS OVER £240,000

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 tastefully presented and attractively designed detached villa which is located within a much sought after residential location. Sure to appeal to a wide spectrum of potential purchasers we feel sure perusal of this fine home will result in an instant attraction.

Upon inspection viewers will immediately appreciate the welcoming entrance hall with its very practical adjacent wash room, and the wealth of reception space afforded by the generously proportioned lounge with its attractive fireplace and striking inset gas stove. Also worthy of special mention is the pleasing kitchen with its excellent range of units, free standing Kenwood 5 ring gas hob and oven (included in the sale), tiled floor and part tiled walls and the kitchen is ideally complimented by the adjoining utility room also with tiled floor and part tiled walls. At first floor level the property boasts a 3 bedroom layout with a white ensuite shower room off the master bedroom and there is a separate 3 piece white bathroom with part tiled walls and wooden laminate flooring.

Outside the well tended front and side gardens are laid in lawn and there is a tarmac drive which provides off road parking and access to the detached garage with its roller shutter door. Moreover the paved rear area offers ease of management and would be ideal for those summer barbecues.



Key Features

- Tastefully Presented Detached Villa
- Pleasing Kitchen & Adjoining Utility Room
- White First Floor Bathroom
- Detached Garage
- 3 Bedrooms/1+ Reception
- White Ground Floor Wash Room
- Double Glazing & Gas Fired Heating System
- Corner Site with Well Tended Gardens



ACCOMMODATION

White uPVC double glazed front door and complimentary uPVC double glazed side panels.

ENTRANCE HALL

Double panel radiator. Solid wooden door from hall.

WASH ROOM

Solid wooden door from hall. White suite comprising: Low flush W.C. Wash hand basin with tiled splash back. Extractor fan. Tiled floor.

LOUNGE

14'8" x 13'5"

Solid wooden door from hall. White uPVC double glazed windows. Double panel radiator. Attractive brick fireplace with paved hearth, wooden mantel and inset gas stove.

KITCHEN/DINING

15'0" max x 11'6" max

Solid wooden and part glazed door from hall. High and low level units with roll edge work surfaces. Belfast style sink with mixer tap. Kenwood 5 ring gas hob and oven (included in the sale). Extractor fan. Plumbed for dishwasher. Tiled floor. Part tiled walls. Double panel radiator. Ceiling downlights. White uPVC double glazed windows and rear double doors.

Utility Room

Solid wooden door from Kitchen. Low level units. Roll edge work surfaces. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. Part tiled walls. Wall mounted gas boiler. White uPVC double glazed windows.

STAIRS TO LANDING

Access to roofspace. Solid wooden door to built-in hotpress with shelving and single panel radiator.

BEDROOM 1 (Rear)

13'2" max x 11'7" max

Solid wooden door. White uPVC double glazed windows. Single panel radiator. Built-in wardrobe with light point.

ENSUITE SHOWER ROOM

Solid wooden door. White suite with low flush W.C. Pedestal wash hand basin with mixer tap and tiled splash back. Tiled shower cubicle with shower. Single panel radiator. White uPVC double glazed windows.

BEDROOM 2 (Front)

13'3" max x 11'2" max

Solid wooden door. White uPVC double glazed windows. Single panel radiator.

BEDROOM 3 (Front)

10'0" max x 7'9" max

Solid wooden door. White uPVC double glazed windows. Single panel radiator.

BATHROOM

Solid wooden door. White suite comprising: Panelled bath with mixer taps and telephone hand shower. Part tiled walls around the bath. Low flush W.C. Pedestal wash hand basin with mixer tap. Part panelled walls. Double panel radiator. Wooden laminate flooring. Double glazed Velux style window.

OUTSIDE

DETACHED GARAGE

15'4" max x 12'5" max

Roller shutter door. White uPVC double glazed windows. Side service door. Light and power.

FRONT & SIDE

Garden laid in lawn. Open porch with light point. Paved and tarmac paths. Tarmac drive. Plants and shrubs.

REAR

Paved. Light point. Outside tap.










Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (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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