

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

028 9127 1185

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 ABBEY PARK, BANGOR, BT20 4BY**

**OFFERS OVER £170,000**



When you consider the price, then consider the spec, we're hopeful by that stage you'll be considering when to move in, as this semi detached house provides exceptionally good well presented accommodation for the money and from that view point allows a family to enjoy the benefits of home ownership at an exceptionally good price. The property will particularly appeal to those who enjoy their comfort safe in the knowledge all of Bangor's varied amenities are right on their doorstep.

This is both a great home and opportunity and should appeal to a wide sector of the market, from first time buyers to young families. With this in mind we warmly welcome you to a viewing, which, we are confident, will convince you this is a home that will not only be a pride to own but a joy to live in.



## Key Features

- 3 Bedrooms
- uPVC Double Glazing
- Anthracite Kitchen
- Detached Garage
- Lounge / Dining Area
- Phoenix Gas Heating System
- White Bathroom Suite
- Handy Location



### ACCOMMODATION

Opaque uPVC double glazed entrance door with matching side panel leading to ...

### ENTRANCE HALL

Telephone point.

### LOUNGE

15'2" x 13'5"

Open fireplace with brick surround and tiled hearth. TV point. Cornice. Dimmer. Telephone point. Laminated wood floor. Archway through to ...

### DINING AREA

9'5" x 8'7"

Laminated wood floor.

### KITCHEN

8'7" x 6'11"

Range of Anthracite high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring gas hob and oven under. Extractor canopy with integrated fan and light. Baumatic built-in microwave and fridge/freezer. Plumbed for dishwasher. Single drainer stainless steel sink unit with mixer taps. Part tiled walls. Understairs storage.

### FIRST FLOOR

#### BEDROOM 1

14'0" x 9'6"

Laminated wood floor.

#### BEDROOM 2

9'11" x 9'6"

Laminated wood floor.

#### BEDROOM 3

11'0" x 6'11"

Laminated wood floor. Storage cupboard.

### BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls. Chrome heated towel rail.

### OUTSIDE

#### GARAGE

15'10" x 8'2"

Roller door, light and power. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

#### FRONT

Garden in lawn with trees and shrubs.

#### ENCLOSED REAR GARDEN

Lawn with trees and shrubs. 2 Sensor lights. Tap. Light. Outside power. 2 green houses.

Timber shed: 12'0" x 10': Light and power.

Metal shed: 9'0" x 7'0"









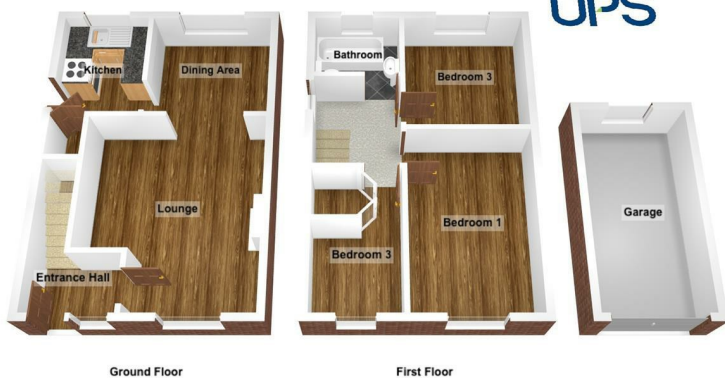






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Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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