



## 41 BALMORAL SQUARE, BANGOR, BT19 7XL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs			
102-104kWh	A		
91-101kWh	B		
80-90kWh	C	74	75
70-79kWh	D		
60-69kWh	E		
50-59kWh	F		
45-49kWh	G		
Not energy efficient - higher energy costs			
Northern Ireland EU Directive 2002/91/EC			

£135,000



41 Balmoral Square, Bangor, BT19 7XL

We are acting in the sale of the above property and have received an offer of £158,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C74/75

If you've considered taking on a cosmetic project but been concerned there may be hidden remedial work to be done then the availability of this relatively modern semi detached property may well be the ticket, as its modern design and construction should alleviate the need for costly structural repair, subject to a professional survey. This purchase provides a great opportunity to enable you to flex your creative talents, at what can only be described as, a "can't refuse to buy" price. Another attribute of this home is its location, at gives access to local schools and an array of shopping amenities\at Bloomfield Shopping Centre.

It doesn't take us to tell you it makes sense to at least view this property and having viewed it will obviously make sense to buy.

## Key Features

- Semi Detached Villa
- 3 Bedrooms (1 Ensuite)
- Kitchen/Dining Area
- Downstairs Wash Room
- White Bathroom Suite
- uPVC Double Glazing
- Gas Fired Heating System
- No Onward Chain



### ACCOMMODATION

Entrance door into ...

### ENTRANCE HALL

Ceramic tiled floor.

### WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Ceramic tiled floor.

### LOUNGE

16'7" x 12'5"

Laminated wood floor.

### KITCHEN

16'7" x 12'0"

Range of beech effect high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and oven under. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Ceramic tiled floor. Part tiled walls. Georgian uPVC double glazed French doors to rear.

### STAIRS TO LANDING

### BEDROOM 1

12'6" x 11'7"

Built-in wardrobe.

### ENSUITE

Comprising: Tiled shower cubicle with Thermostatic shower. Pedestal wash hand basin with splash back. W.C. Ceramic tiled floor.

### BEDROOM 2

12'0" x 8'1"

### BEDROOM 3

12'0" x 8'0"

### BATHROOM

White suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

### OUTSIDE

### FRONT

Off street parking. Light

### REAR

Garden.





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. 18181787**

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](http://ULSTERPROPERTYSALES.CO.UK)

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

