



## 22 BALLYKILLAIRE TERRACE, BANGOR, BT19 1GS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient - lower energy costs	B		
Decent energy efficiency - lower energy costs	C	75	78
Some energy efficiency - lower energy costs	D		
Not very energy efficient - higher energy costs	E		
Very poor energy efficiency - high energy costs	F		
Worst energy efficiency - very high energy costs	G		

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £125,000

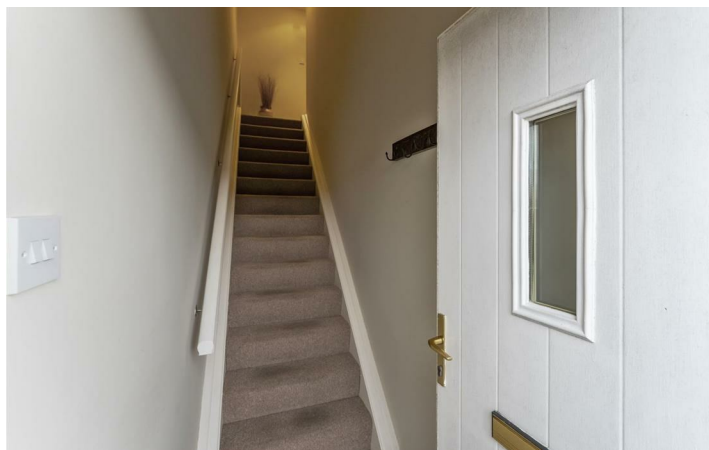


Built approximately twenty six years ago these attractively designed apartments combine the perfect balance of modern comforts and convenience and so it is with this particular sale, which is presented in a "ready to move into" condition. For either couples, without a family or first time single buyers the apartment represents a excellent opportunity to acquire a modern design of property right on the door step of most of Bangor's recreational, retail and social amenities. With secured car parking available and the benefits of a rear communal garden, together with the above attractions makes this a "have to view" property.



## Key Features

- Top Floor Apartment
- 2 Bedrooms (Ensuite)
- uPVC Double Glazing
- Phoenix Gas Heating System
- Maple Kitchen
- White Bathroom Suite
- Low Outgoings
- Handy Location
- No Onward Chain



### ACCOMMODATION

Entrance door into ...

### ENTRANCE HALL

Built-in storage cupboard.

### LOUNGE

21'8" x 14'3" widening to 17'0" into bay

Open fireplace with gas fire and slate hearth. Laminated wood floor. 8 Downlights. TV point. Telephone point. Open plan to ...

### KITCHEN

12'10" x 6'6"

Range of maple high and low level cupboards and drawers with roll edge work surfaces. Built-in Fagor 4 ring gas hob and oven under with built-in microwave. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Extractor canopy with integrated fan and light. Integrated fridge/freezer and washer/dryer. 3 Downlights.

### BEDROOM 1

12'10" x 10'3"

### ENSUITE

Comprising: Tiled shower cubicle with Mira Sport electric shower. Pedestal wash hand basin with mixer taps. W.C. Built-in extractor fan.

### BEDROOM 2

12'4" x 8'6"

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Built-in extractor fan.

### OUTSIDE

Communal gardens in lawn. Allocated car parking space. Management fee approx £480.00 per annum. Ground rent £200.00 per annum





**UPS**  
22 Ballykillaire Terrace, BANGOR, BT19 1GS



Total Area: 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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 Partner Jonathan Collins 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. 18117515**

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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