

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**164 BLOOMFIELD ROAD SOUTH, BANGOR., BT19  
7DN**

**OFFERS OVER £135,000**



If you wanted to produce a template to represent perfect presentation then you may want to consider this home as the master copy, as we're certain you'll be suitably impressed by what's on offer, if contemporary comfort floats your boat. This end terrace really has to be a first time buyer's ultimate purchase, or of serious consideration to investors. As well as domestic perfection the property offers a location that provides access to the day to day amenities that are associated with a more comfortable easy going lifestyle. If we can persuade you to do one thing, it would be to act quickly in this purchase to ensure very happy days in the future.



## Key Features

- Flexible Accommodation
- 1+ Reception Room
- Upvc Double Glazing
- White Bathroom Suite
- Large Site
- 4 Bedrooms
- Phoenix Gas Heating System
- Modern Open Plan Kitchen
- Well Presented Throughout



### ACCOMMODATION

UPVC double glazed door into ....

### ENTRANCE PORCH

### ENTRANCE HALL

### WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps with splash back. W.C. Ceramic tiled floor.

### BEDROOM 4 / LOUNGE

11'1" x 10'3"

### FAMILY ROOM

13'3" x 10'7"

4 Downlights. Ceramic tiled floor. Floor to ceiling radiator. Open plan to ...

### KITCHEN

17'4" x 10'5"

Range of modern high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. 1½ tub single drainer stainless steel sink unit with mixer tap. Built-in Candy 4 ring ceramic hob and oven under. Extractor canopy with integrated fan and light. Integrated dishwasher and fridge/freezer. Part tiled walls. Upvc double glazed french doors to rear. Ceramic tiled floor. 7 Downlights.

### STAIRS TO FIRST FLOOR

### LANDING

Built in storage cupboard.

### BEDROOM 1

13'3" x 10'7"

### BEDROOM 2

11'1" x 10'3"

### BEDROOM 3

10'5" x 9'10"

### BATHROOM

White suite comprising: Jacuzzi Bath with mixer tap and Thermostatic shower over. Vanity unit with inset wash hand basin and mixer tap. W.C. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail.

### OUTSIDE

### FRONT & SIDE

Garden in lawn with trees and shrubs. Light.

### REAR

Enclosed garden in lawn with shrubs. Outhouse with power and plumbed for washing machine.





















164 Bloomfield Road South, Bangor. BT19 7PN

UPS



Ground Floor

First Floor

Total Area: 100.0 m<sup>2</sup> ... 1076 ft<sup>2</sup>

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>		
(55-68) <b>D</b>	68	73
(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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