



1 ORCHARDVILLE PARK, BANGOR, BT19 1PW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D	49	59
Energy inefficient - higher energy costs	E		
Very energy inefficient - highest energy costs	F		
Not energy efficient - higher energy costs	G		

Northern Ireland EU Directive 2002/91/EC

£270,000



This detached property will instantly appeal to those who appreciate the space to enjoy a busy lifestyle. The facing brick finish and age of the property should reduce maintenance costs, as well as making it aesthetically pleasing. It's location in a quality development of similar style properties ensures, as best as possible, a sound future investment with the overall design of the area conducive to low traffic flow, that should give peace of mind to those with a younger family.

A comprehensive range of facilities are really available with this home, so why not spend the time to investigate how best to utilise them to their ultimate advantage.



Key Features

- 4 Bedrooms
- 2+ Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- White Kitchen
- White Bathroom Suite
- Large Site
- No Onward Chain



ACCOMMODATION

COVERED PORCH

Light. Hardwood entrance door into ...

ENTRANCE HALL

WASH ROOM

Comprising: Wash hand basin. W.C. Tiled walls.

LOUNGE

17'2" x 10'8"
Open fireplace. 10 pane double doors into ...

DINING ROOM

10'9" x 10'8"

KITCHEN/FAMILY ROOM

20'2" x 10'5" narrowing to 8'8"
Range of white high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and double oven incorporating unit display cabinets. Extractor hood with integrated fan and light. uPVC double glazed patio doors to rear. Plumbed for washing machine. Laminated wood floor. Understairs storage cupboard.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater.

BEDROOM 1

17'3" x 10'9"

BEDROOM 2

11'4" x 10'9"
Range of built-in wardrobes with mirrored sliding doors.

BEDROOM 3

10'8" x 10'8"

BEDROOM 4

12'1" into door recess x 8'3" narrowing to 4'2"

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Corner shower with shower over. Pedestal wash hand basin. W.C. Tiled walls.

OTUSIDE

INTEGRAL GARAGE

16'9" x 10'9"
Up and over door. Light and power. Oil fired boiler.

FRONT

Garden in lawn with shrubs. Brick pavior driveway.

REAR

Enclosed garden in lawn with trees and shrubs. Paved patio. Tap. Lights. PVC oil tank.





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 Faith Stead 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. 18213899

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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