



## 1 ORCHARDVILLE PARK, BANGOR, BT19 1PW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Not energy efficient - higher energy costs	G	49	59

Northern Ireland EU Directive 2002/91/EC

£260,000



#### PUBLIC NOTICE

1 Orchardville Park, Bangor, BT19 1PW

We are acting in the sale of the above property and have received an offer of £260,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: E49/D59

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.

#### PLEASE NOTE

The term of years is 999 from 01/05/1992. The ground rent is £50 per annum.





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.

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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

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



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark