

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 SPRINGHILL ROAD, BANGOR, BT20 3NS

OFFERS OVER £250,000

If ever there was a home which deserved to be viewed so as to be fully appreciated this is it! Ulster Property sales are delighted to offer for sale this recently modernised and gracious semi detached villa which is sure to appeal to even the most discerning of purchasers. Upon inspection viewers will immediately appreciate the welcoming and charming entrance hall with its striking solid Herringbone style flooring and practical built-in cloaks cupboard. Interest will be further enhanced by the wealth of reception space afforded by the generously proportioned through living area/dining area, also with solid Herringbone style flooring. Both room areas boast useful low level fitted cupboards, there is a hole in wall fireplace (not presently in use) and from the living area there is a pleasing outlook to the mature rear garden. Special mention however also must be made of the modern fitted bespoke kitchen which is sure to appeal and it benefits from a range of attractive high and low level units and a range of integrated appliances. At first floor level this fine home provides a spacious traditional 3 bedroom layout and a magnificent luxury 3 piece shower room with tiled floor and a matching separate W.C. also with a sink unit and tiled floor. Outside to the front there is a brick paved drive which provides ample off street parking and to the rear there is a side gable store, brick paved patio, garden laid in lawn, paved and crazy paved areas and detached garage. Nestled in the heart of ever popular Bangor West the home enjoys convenience to bus, rail, local shops, not to mention the seashore for those who enjoy their coastal walks. We feel sure that your perusal of this splendid home will result in an instant attraction!



Key Features

- Recently Modernised & Gracious Bangor West Semi Villa
- Modern Fitted Bespoke Kitchen with Range of Integrated Appliances
- Luxury White Shower Room and Separate W.C.
- Off Street Parking. Rear Garden & Garage
- Generously Proportioned Through Living Area/Dining Area
- 3 Bedrooms
- Gas Fired Heating System
- Location! Location! Location!



ACCOMMODATION

Entrance door with uPVC double glazed window over. uPVC double glazed side panels.

ENTRANCE HALL

Solid Herringbone style flooring. Double panel radiator. Ceiling downlighters. Built-in Cloaks cupboard with wall mounted gas boiler.

DINING AREA

13'1" max x 12'4" max
White uPVC double glazed windows. Double panel radiator. Ceiling downlighters. Solid Herringbone style flooring. Hole in wall fireplace (not presently in use). Fitted low level cupboards and drawers.

LIVING AREA

10'10" x 10'2"
White uPVC double glazed windows. Double panel radiator. Ceiling downlighters. Corniced ceiling. Solid Herringbone style flooring. Low level fitted cupboards.

MODERN KITCHEN

11'10" max x 9'8" max
Range of high and low level bespoke units with roll edge work surfaces. Sink unit with mixer tap. Extractor fan. Integrated 4 ring hob and oven, fridge/freezer and dishwasher. Ceiling downlighters. Wooden laminate flooring. Feature radiator. White uPVC double glazed windows and rear door.

STAIRS TO FIRST FLOOR

LANDING

Feature stained glass and leaded single glazed window. Ceiling downlighters.

BEDROOM 1 (Rear)

12'4" max x 11'11" max
White uPVC double glazed windows. Single panel radiator. Ceiling downlighters.

BEDROOM 2 (Front)

12'5" x 11'0"
White uPVC double glazed windows. Single panel radiator. Ceiling downlighters.

BEDROOM 3 (Front)

8'11" max x 8'2" max
White uPVC double glazed windows. Double panel radiator. Ceiling downlighters. Free standing open wardrobe space with drawers and shelving.

SHOWER ROOM

Modern white suite comprising: Spacious walk-in tiled shower cubicle with shower and drencher. Vanity unit with inset basin and mixer tap. Low flush W.C. Tiled floor. Feature radiator. Ceiling downlighters. Extractor fan. White uPVC double glazed windows.

SEPARATE W.C.

Low flush W.C. Sink unit with mixer tap. Tiled floor. Ceiling downlighters. White uPVC double glazed window.

OUTSIDE

GARAGE

18'4" max x 9'3" max
Panelled up and over door. Light and power. Side service door. Single glazed windows.

FRONT

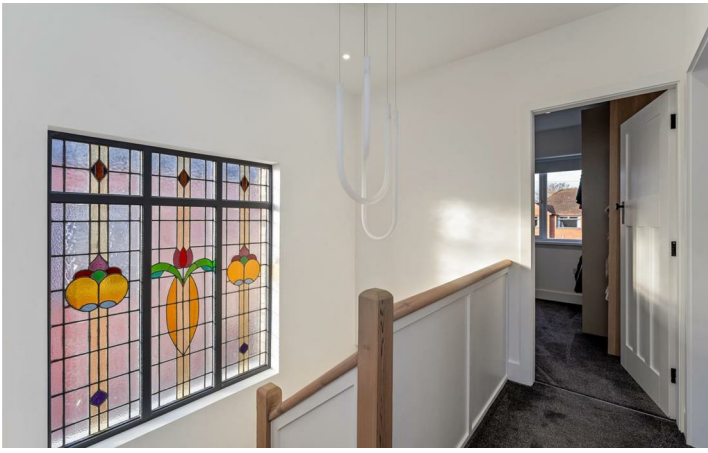
Brick paved drive. Light point. Double wooden gates to rear.

REAR

Garden store at side gable with light point. Brick paved patio. Paved and crazy paved areas. Outside tap. Security light point. Garden laid in lawn.





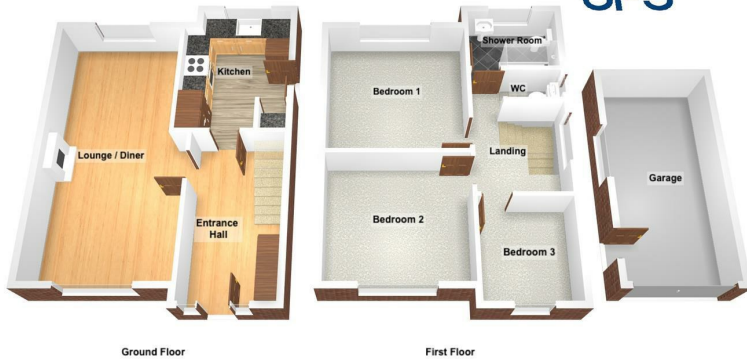






9 Springhill Road, BANGOR, BT20 3NS

UPS



Total Area: 90.5 m² ... 975 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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