

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**50 MOIRA DRIVE, BANGOR, BT20 4RW**

**OFFERS OVER £375,000**



It is with pleasure that Ulster Property Sales offer for sale this charming semi ivy clad detached chalet style bungalow, located within what has long been recognised as one of Bangors most prestigious addresses with convenience to the City Centre, Bangor Golf Club and enjoying a pleasant open aspect over Ward Park to the rear.

Boasting a wealth of adaptable accommodation the home although in need of a little sympathetic modernisation exudes vast potential and is sure to appeal to a wide variety of discerning purchasers. Upon inspection viewers will immediately appreciate the welcoming entrance porch and the delightful reception hall beyond. The home affords a wealth of reception space with a magnificent drawing room with feature oriel bay window, marble fireplace and a separate dining room and family room both of which could be utilised as extra ground floor bedroom accommodation depending upon family requirements.

The ground floor also provides a guest bedroom with an oriel bay window and free standing furniture and a separate adjoining shower room. Special mention must also be made of the well appointed kitchen which carries through to a cosy morning room. At first floor level viewers will be further enticed by two further bedrooms (the master bedroom has 2 walk-in wardrobes and an en-suite bathroom) and there is a separate shower room off the landing. Outside there is excellent parking on the brick paved forecourt which provides ample off street parking and access to the integral garage. The enclosed mature rear enjoys lawn and hedging, mature trees and shrubs, useful basement storage and access to the park.

**\*\*The Vendor of the property is a relation of an employee of Ulster Property Sales\*\***





## Key Features

- Location, Park Views & Charm
- Potential 4 Bedrooms & 3 Reception Rooms
- Ground Floor Shower Room & First Floor Shower Room
- Gas Central Heating System
- Spacious Detached Residence
- Well Appointed Kitchen
- Master Bedroom Ensuite
- Mature Well Stocked Gardens & Integral Garage



### ACCOMMODATION

Double wooden entrance door with single glazed leaded insets. Wooden single glazed over window.

### ENTRANCE PORCH

Tiled floor. Downlight. White uPVC double glazed door, side and over panels to ....

### WELCOMING ENTRANCE HALL

2 Double panel radiators. Picture rail. Ceiling downlights.

### DINING ROOM

12'2" x 12'11"

White uPVC double glazed windows. Double panel radiator. Corniced ceiling. Picture rail. Wall light points. 8 Pane glazed internal door linking to kitchen.

### DRAWING ROOM

15'10" x 12'5"

8 Pane bevelled glazed internal door from hall. White uPVC double glazed windows. Double panel radiator. Corniced ceiling. Picture rail. Feature oriel bay window and marble fireplace. Outlook to Ward Park.

### FAMILY ROOM

15'9" max into recess x 11'10"

8 Pane glazed internal door from hall. Double panel radiator. Corniced ceiling. uPVC double glazed windows. Outlook to Ward Park.

### KITCHEN

18'8" max x 8'5" max

High and low level units with roll edge work surfaces. Concealed lighting. 11/4 bowl stainless steel sink unit with mixer tap. Double panel radiator. Plumbed for dishwasher. Integrated 4 ring hob and oven and fridge/freezer. Tiled floor. Part tiled walls. Ceiling downlights. White uPVC double glazed windows. Outlook to Ward Park. Access to integral garage. Open access to ....

### MORNING ROOM

14'7" x 8'4"

Tiled floor. 3 Double panel radiators. Ceiling downlights. Feature exposed brick wall. Cast iron multi-fuel stove. White uPVC double glazed windows and rear door to decking. Outlook to Ward Park.

### BEDROOM 3

12'2" x 12'11"

White uPVC double glazed windows. Double panel radiator. Free standing wardrobes. Picture rail. Corniced ceiling. Ceiling downlights. Link door to ...

### SHOWER ROOM

Low flush W.C. Vanity unit with inset basin and mixer tap. Walk-in tiled shower cubicle with Mira electric shower. Ceiling downlights. Tiled floor. Single panel radiator. uPVC double glazed window. Seaprate door to hallway.

### STAIRS TO FIRST FLOOR

### LANDING

uPVC double glazed window with outlook to Ward Park. Corniced ceiling. Ceiling downlights. Double panel radiator. Access to roofspace. Built-in cupboard with shelving.

### BEDROOM 1

17'5" max x 11'10" max

White uPVC double glazed windows. Double panel radiator. Ceiling downlights. 2 Walk-in wardrobes.

### WHITE ENSUITE BATHROOM

Vanity unit with inset basin. Bidet. Low flush W.C. Panelled bath with mixer tap. Part tiled walls. Tiled floor. Double panel radiator. Ceiling downlight. White uPVC double glazed windows

### BEDROOM 2

11'2" max x 8'4" max

White uPVC double glazed windows. Single panel radiator. Ceiling Downlights. Outlook to Ward Park.

### SHOWER ROOM

Vanity unit with inset basin. Low flush W.C. Tiled shower cubicle with shower. Part panelled walls. Tiled floor. White uPVC double glazed windows. Ceiling downlights. Cupboard with wall mounted gas boiler.

### OUTSIDE

### ATTACHED GARAGE

19'0" max x 8'11" max

Roller shutter door. Light and power. Single glazed side service door.

### FRONT

Brick paved drive. Plants and shrubs and trees.

### ENCLOSED REAR

Garden laid in lawn, plants and shrubs. Crazy paved patio area. Outlook and access to Ward Park.





















50 Moira Drive, BANGOR, BT20 4RW




Ground Floor

Total Area: 159.2 m<sup>2</sup> - 1713 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



First Floor

## 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>	<b>57</b>	<b>66</b>
(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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