

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



14 ROSEMARY PARK, BANGOR, BT20 3EX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	60	62
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £150,000



The price alone should make this semi detached house an attractive buy, but not only , in this case, do you get a competitively priced purchase, you also get a sound purchase for a wide spectrum of potential buyers. Located in a well-matured section of the town ensures relatively good convenience to a good selection of daily amenities, including fairly easy access to the main commuting route to and from Belfast. A viewing is the sure way of objectively assessing the great potential on offer with this property, so make one now and we confident, at this price, you'll be impressed with what's on offer.



Key Features

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- Detached Garage
- Immediate Possession
- Handy Location



ACCOMMODATION

Aluminium double glazed patio door into ...

ENTRANCE PORCH

Opaque glazed door into ...

ENTRANCE HALL

WASH ROOM

Comprising: Wash hand basin and W.C. Built-in extractor fan.

LOUNGE

14'7" into bay x 10'7"
Open fireplace with Quartz stone surround and tiled hearth.

DINING/FAMILY ROOM

15'5" x 7'8"

KITCHEN

11'0" x 8'10"
Range of oak high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with White-Westing House extractor fan. 11/2 tub single drainer stainless steel sink unit with mixer mixer taps. Plumbed for washing machine. Part tiled walls.

STAIRS TO LANDING

BEDROOM 1

13'5" x 9'10"

BEDROOM 2

9'11" x 9'11"

BEDROOM 3

10'0" x 6'6"

BATHROOM

Coloured suite comprising: Panelled bath with mixer taps. Pedestal wash hand basin. W.C. Built-in storage cupboard. PVC panelled walls.

OUTSIDE

DETACHED GARAGE

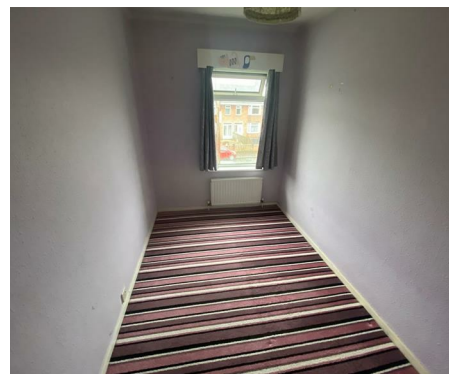
19'8" x 9'10"
Double doors, light and power.

FRONT

Garden in lawn with shrubs.

REAR

Garden in lanw with hedges and shrubs. Tap. 2 lights.





14, Rosemary Park, BANGOR, BT20 3EX

UPS



Ground Floor

First Floor

Total Area: 87.5 m² ... 942 ft² (excluding garage)

All measurements are approximate and for display purposes only

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. 16818652

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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