

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



65 BALLYHALBERT GARDENS, BANGOR, DOWN, BT19 1SE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E	45	60
(51-60)	F		
(41-50)	G		
Not energy efficient - higher energy costs			

Northern Ireland EU Directive 2002/91/EC

£70,000



PUBLIC NOTICE - 65 Ballyhalbert Gardens, Bangor, BT19 1SE - We have received an offer of £ 73,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (E45/D60) You'll be pleasantly surprised what you can buy today, which is reflected in the purchase of this terrace home. Although a cosmetic make-over would realistically improve the overall presentation the price reflects this requirement and the size and quantity of accommodation makes this an attractive buy.

For first time buyers and particularly those with a young family or investors this should prove an appealing purchase, so why not make a viewing and plan how you would utilize the space on offer.



Key Features

- 3 Bedrooms
- Lounge
- Spacious Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Open Aspect
- Immediate Possession



ACCOMMODATION

uPVC Double glazed entrance door with opaque double glazed side panel into...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

13'10" x 11'8"

Open fireplace with tiled surround and hearth. Pine mantel. Laminated wood floor.

KITCHEN / DINING AREA

13'11" x 13'9"

Range of high and low level cupboards and drawers with roll edge work surfaces. Double drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Built in extractor fan. Part tiled walls.

STAIRS TO LANDING

Built in hotpress with lagged copper cylinder and wilis type immersion heater.

BEDROOM 1

13'11" x 8'7"

BEDROOM 2

13'10" x 8'0"

BEDROOM 3

10'9" into door recess x 6'2" widening to 9'5"

BATHROOM

White suite comprising pine panelled bath with electric shower. Pedestal wash hand basin. W.C. Part tiled walls.

OUTSIDE

FRONT

Garden in lawn. Decked patio.

REAR

Enclosed garden in pavestones. Boiler House. PVC Oil Tank.

PLEASE NOTE

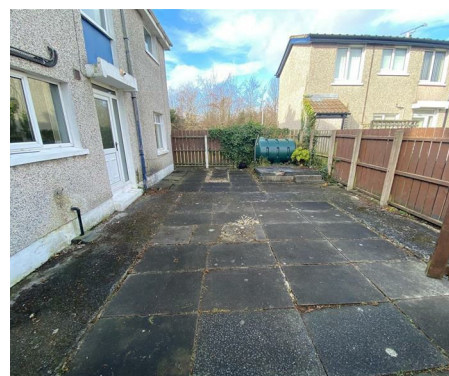
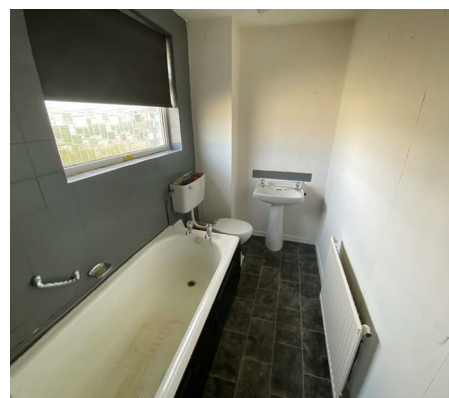
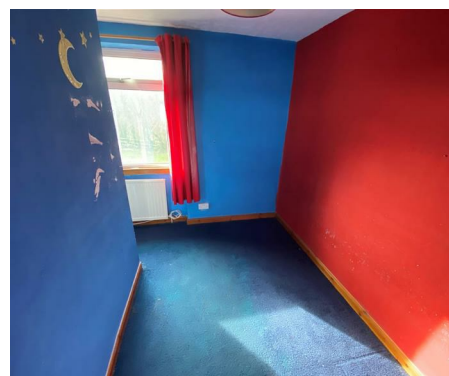
Tenure : LEASEHOLD INFORMATION

Date of Lease: 30 July 1999

Term: 99 years

Annual Ground rent: TBC

75 years left on lease





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. 17464406

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

ANDERSONSTOWN
028 9060 5200

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RENTAL DIVISION
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