



27 RATHGAEL ROAD, BANGOR, BT19 1RW

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		
Northern Ireland		32	38

EU Directive 2002/91/EC

£85,000



NOTICE OF OFFER

27 Rathgael Road, Bangor, BT19 1RW

By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £100,000.

Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner. Ulster Property Sales, 88 Main Street, Bangor, BT20 4AG, Telephone: 028 9127 1185.

This laborers cottage provides something that little bit different with the location renowned for it's convenience, to Bangor and Belfast. The price is realistic to allow for major upgrades that may be considered by a successful purchaser. Situated with an open aspect and surrounded by a wood this will make it an ideal purchase for someone looking for a small holding.

All it takes is time, in respect of a viewing and creative reflection, to see the considerable potential on offer at such a relatively small expenditure, so do it now, as this could be the perfect opportunity.

Key Features

- Labours Cottage
- 2 Bedrooms
- 2 Reception Rooms
- Oil Fired Heating System
- Detached Garage
- Large Rear Garden
- Open Aspect To Front
- In Need Of Modernisation
- No Onward Chain



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Glazed door into ...

LOUNGE

17'4" x 13'6"

Open fireplace multi fuel stove with reclaimed brick surround. Tiled inset and hearth.

KITCHEN

15'10" into bay x 8'5" widening to 16'3" and narro Range of high and low level cupboards.

SUN PORCH

13'10" x 7'0"

WET ROOM

Comprising: Shower. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor.

STAIRS TO LANDING

BEDROOM 1

13'6" x 13'1" at widest pt Insulated cylinder tank and immersion heater.

BEDROOM 2

13'6" x 8'7"

OUTSIDE

DETACHED GARAGE

24'1" x 9'4"

FRONT

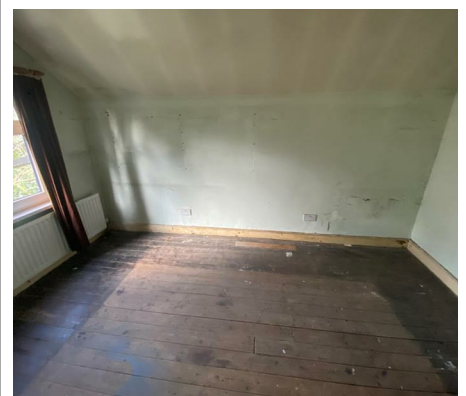
Garden.

REAR

Garden in lawn with trees and shrubs. Light. Tap. PVC oil tank.

EPC RATING

E52/D58





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. 17873273

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

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

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

