

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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

028 9127 1185

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 HAZELDENE PARK, BANGOR, BT20 4RF

OFFERS OVER £249,950

****THE PHOTOGRAPHS WERE TAKEN PRIOR TO THE PRESENT TENANCY****

Right slap bang in the middle of the Bangor will certainly excite the interest in this detached bungalow which will give those the opportunity to carry out their own home improvements. If you've been seriously looking for a home in this area you'll know opportunities like this don't appear every day. You'll also be aware, that when they do, immediate reaction is necessary to experience joy, contentment, or to put it another way, just simple peace of mind that your lifestyle is looking up in the foreseeable future, once you've secured ownership of this delightful home.



Key Features

- 3 Bedrooms (Ensuite)
- Beech Kitchen / Living / Dining Area
- Oil Fired Heating System
- Handy Location
- Spacious Lounge
- uPVC Double Glazing
- White Bathroom Suite
- Cul De Sac



PLEASE NOTE

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ACCOMMODATION

ENTRANCE PORCH

Tiled floor.

ENTRANCE HALL

Solid oak wood flooring. Built in storage cupboard.

LOUNGE

16'9" x 11'4"

Open fireplace with wood surround. Solid oak wood flooring. Cornice. 2 Wall light points.

KITCHEN/LIVING/DINING AREA

21'11" x 12'3"

Range of beech high and low level cupboards and drawers with roll edge work surfaces. Stainless steel extractor hood with integrated fan and light. Plumbed for dishwasher and washing machine. Part tiled walls. Tiled floor. 14 Downlights. uPVC double glazed French doors to rear.

BEDROOM 1

13'10" x 11'3"

ENSUITE

White suite comprising: Shower cubicle with Triton electric shower. Pedestal wash hand basin with mixer tap. W.C. Tiled walls. Tiled floor. 3 Downlights. Built-in extractor fan.

BEDROOM 2

12'4" x 8'10"

BEDROOM 3

11'3" x 7'3"

BATHROOM

White suite comprising: Corner bath. Shower cubicle with thermostatic shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan. Heated towel rail. 4 Downlights. Built-in hotpress with insulated copper cylinder and immersion heater.

OUTSIDE

FRONT GARDEN

In lawn. Off street parking.

REAR

South facing rear garden laid in lawn with hedges. Decked patio area. Boiler house. PVC oil tank. Light.










Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | 57 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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