

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



52 KILLAIRE PARK, BANGOR, BT19 1EJ

OFFERS OVER £275,000

Bungalow, Killaire Park , Bangor West, we really shouldn't need to say anything more to create instant interest in this detached bungalow that offers a comfy level of accommodation throughout, as bungalows are a very sought after commodity in this extremely popular part of the town that combines the appeal of pleasant coastal walks and the availability of Carnalea Golf Club, with the convenience of diverse shopping amenities, especially at Springhill Shopping Centre.

This price together with the above attributes simply makes this a home not to be missed, so take a look and start the process to, what should be, years of enjoyable ownership.



Key Features

- 3 Bedrooms
- uPVC Double Glazing
- White Shower Room
- Immediate Possession
- 2 Reception Rooms
- Oil Fired Heating System
- Detached Garage
- Popular Location



ACCOMMODATION

Opaque uPVC double glazed entrance door with opaque uPVC double glazed side panel into

ENTRANCE HALL

Laminated wood floor. Built-in cloaks cupboard. Built-in hotpress with lagged copper cylinder and immersion heater.

LOUNGE

19'5" x 11'11"

Open fireplace with tiled surround and hearth. uPVC double glazed patio door to rear.

BEDROOM 1

12'5" x 8'10"

Range of built-in wardrobes with mirrored sliding doors.

KITCHEN

12'3" x 10'0"

Range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in ceramic 4 ring hob and Bosch oven. Built-in Panasonic microwave. Extractor hood with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Pine ceiling with 3 Downlights.

BEDROOM 2

13'3" x 9'11"

Built-in wardrobe. Cornice.

BEDROOM 3

11'2" x 9'10"

SHOWER ROOM

Comprising: Corner shower with Mira Vie electric shower. Wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling. Double glazed Velux window. 2 Low voltage downlights.

FAMILY ROOM

12'3" x 8'10"

uPVC double glazed French doors leading to decking.

OUTSIDE

DETACHED GARAGE

25'2" x 9'0"

Up and over door. Light and power.

FRONT

Garden in lawn with hedges.

REAR

Enclosed garden in lawn with shrubs. Decked patio.









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Total Area: 90.4 m² ... 973 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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