



## 49 GRANSHA ROAD, BANGOR, BT20 4UD

Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F	30	
No energy efficiency - higher running costs	G		

Northern Ireland  
 EU Directive 2002/91/EC

OFFERS OVER £199,950





You can change every aspect of a property other than its location! This therefore is the fundamental appeal of this detached bungalow, because its location not only affords commuting convenience, but access to the town centre, local schools and a host of recreational amenities.

Quite apart from its 'Blue Chip' locality, the home exudes vast potential and although in need of some modernisation the property retains much of its original character and charm which is sure to appeal to a wide spectrum of the market.





## Key Features

- 2 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil fired Heating System
- Beech Kitchen
- White Bathroom Suite
- Attached Garage
- Open Aspect To Front
- Cul De Sac
- Immediate Possession



### ACCOMMODATION

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

### ENTRANCE PORCH

15 Pane glazed door into ...

### ENTRANCE HALL

### LOUNGE

13'9" into bay x 10'4"  
Mock electric fire with marble effect surround and hearth with oak mantel. 8 Pane double doors into ...

### DINING ROOM

10'52 x 9'11"  
Cornice.

### KITCHEN

10'6" x 9'4"  
Range of beech fronted high and low level cupboards and drawers with roll edge work surfaces. Neff built-in extractor fan. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Laminated wood floor.

### BEDROOM 1

12'6" into bay x 10'5"

### BEDROOM 2

9'11" x 8'10"

### BATHROOM

White Suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Part pine panelled walls. Pine ceiling.

### OUTSIDE

### ATTACHED GARAGE

18'10" x 9'5"  
Roller door, light and power. Oil fired boiler.

### FRONT

Garden in lawn with shrubs. Sensor light.

### REAR

Enclosed garden in lawn. Sensor Light.  
Summer house: 12'2" x 10'7"





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UPS



Total Area: 61.7 m<sup>2</sup> ... 664 ft<sup>2</sup> (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. 18093851**

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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