



## 19 MEADOWVALE

Bangor BT19 1DA

- Flexible Accommodation
- 3 Bedrooms
- Spacious Lounge
- Conservatory
- uPVC Double Glazing
- Phoenix Gas Heating System
- Cream Kitchen
- White Bathroom Suite
- Well Presented Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £160,000**

# 19 Meadowvale

, Bangor, BT19 1DA



## ACCOMMODATION

uPVC double glazed entrance door with leaded glass design and side panel.

## ENTRANCE HALL

Built-in storage cupboard.

## BATHROOM

White suite comprising: Panelled bath with mixer taps and Thermostatic shower over with Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled walls. Ceramic tiled floor. Pine ceiling with 3 low voltage downlights.

## LOUNGE

14'0" x 10'9" (4.27m x 3.28m)

Open fireplace with cast iron surround with granite hearth and wood mantel. Laminated wood flooring.

## KITCHEN

10'9" x 9'2" (3.28m x 2.79m)

Range of cream high and low level units. 2 glass fronted corner display cabinets. Cooker hood with light and extractor. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. uPVC double glazed back door.

## CONSERVATORY

11'11" x 7'9" (3.63m x 2.36m)

## FAMILY ROOM/BEDROOM 3

12'2" x 10'6" (3.71m x 3.20m)

Understairs storage cupboard.

## STAIRS TO LANDING

Built-in robe.

## BEDROOM 1

12'0" x 11'0" (3.66m x 3.35m)

Double glazed Velux window.

## BEDROOM 2

11'0" x 7'1" (3.35m x 2.16m)

Access to eaves. Dimmer switch.

## OUTSIDE

### TIMBER STORE

11'3" x 9'8" (3.43m x 2.95m)

Electric roller door. Light and power.

### FRONT

Garden in lawn. 2 Lights. Tap.

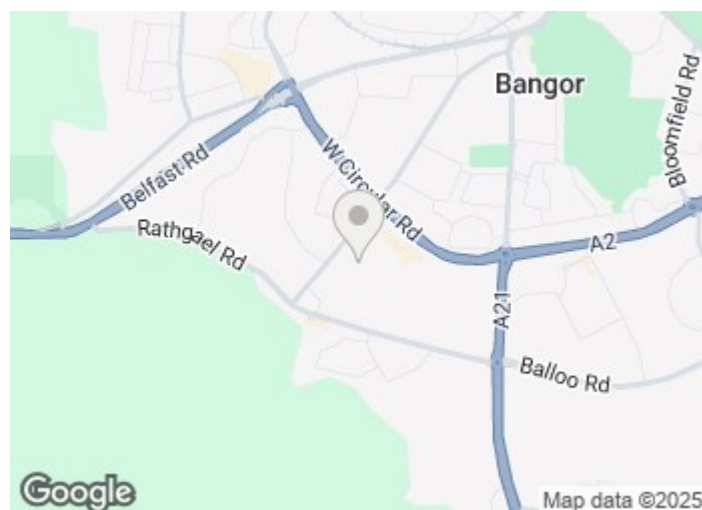
### REAR

Garden in artificial grass. Light. Tap.

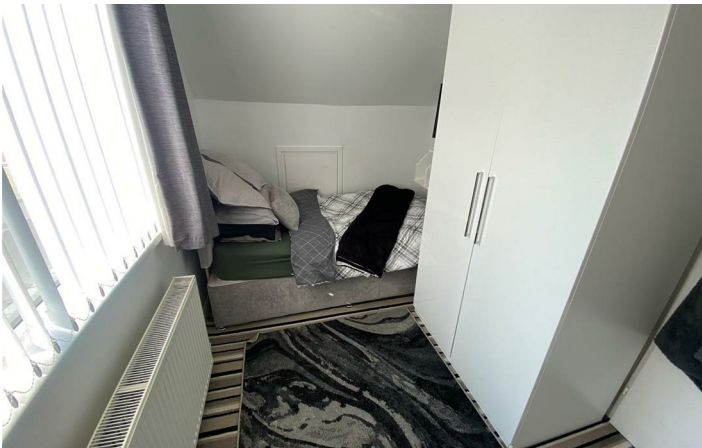
### TIMBER SHED

10'0" x 7'0" (3.05m x 2.13m)

Light and power.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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