

1 SILVERBIRCH GARDENS

Bangor BT19 6ES

- Flexible Accommodation
- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- 2 Shower Rooms
- Grey Kitchen
- Corner Site

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £280,000

1 Silverbirch Gardens

, Bangor, BT19 6ES



ACCOMMODATION

uPVC double glazed entrance door with leaded glass light into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

21'4" x 14'1" (narrowing to 10'11") (6.50m x 4.29m (narrowing to 3.33m))

Open fireplace with tiled surround and hearth.

FAMILY ROOM

16'9" x 10'1" (5.11m x 3.07m)

Laminated wood floor. uPVC double glazed French doors leading to side.

BEDROOM 3

16'9" x 10'2" (5.11m x 3.10m)

DINING ROOM / BEDROOM 4

9'5" x 8'7" (2.87m x 2.62m)

SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower and Drencher over. Vanity unit with inset wash hand basin. W.C. PVC panelled walls and ceiling. Anthracite heated towel rail.

KITCHEN

13'1" x 9'11" (3.99m x 3.02m)

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Ceramic tiled floor. Part tiled walls.

STAIRS TO LANDING

Built-in storage with shelving. Gas boiler.

BEDROOM 1

13'8" x 11'6" (4.17m x 3.51m)

Range of built-in wardrobes with louvred doors. Access to eaves storage. Double glazed Velux window.

BEDROOM 2

12'2" x 11'8" (3.71m x 3.56m)

Laminated wood floor. 2 Built-in wardrobes with louvred doors.

SHOWER ROOM

Comprising: Corner shower with Heatstore electric shower unit. Pedestal wash hand basin. W.C. Tiled walls. Double glazed Velux window.

OUTSIDE

FRONT

Garden in lawn with shrubs.

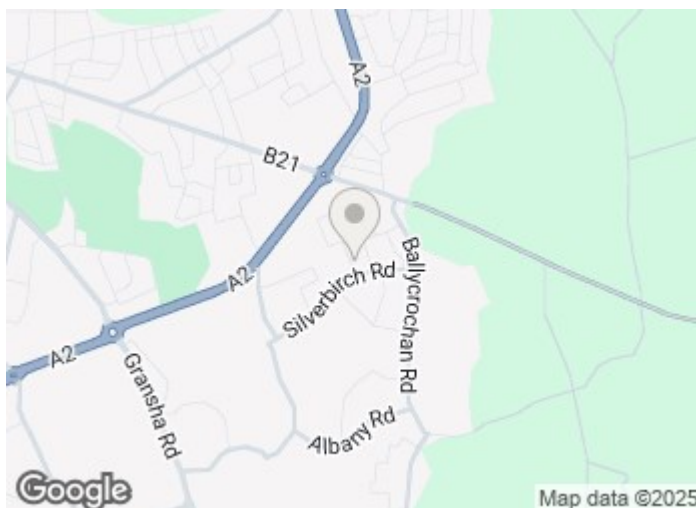
SIDE

Garden in stones.

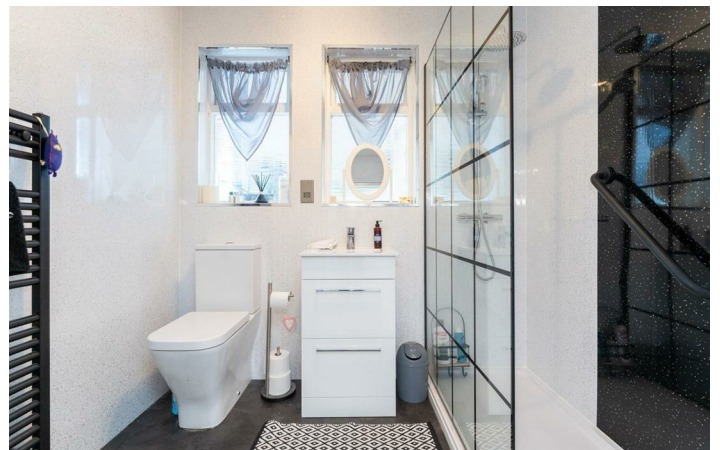
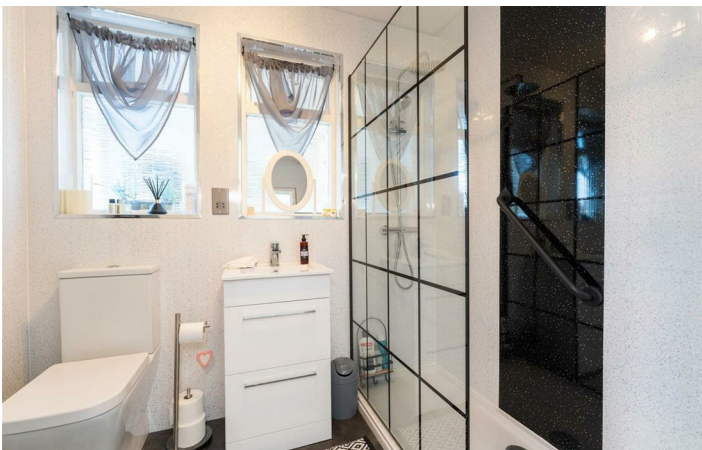
REAR

Enclosed garden in pavestones and stones.

Sensor light. Tap.

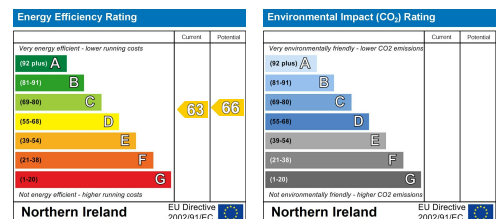


Directions



Floor Plan

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