



ULSTER PROPERTY SALES

UPS

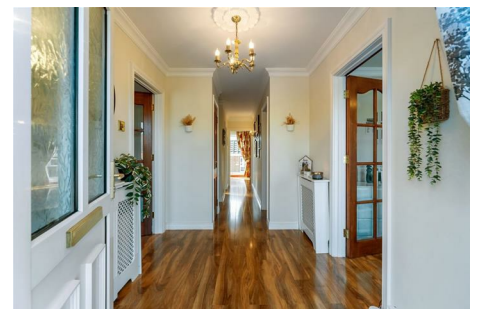
BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 PINEHILL ROAD

Bangor BT19 6SA

- Conservatory
- 4 Bedrooms (2 Ensuites)
- 2 Reception Rooms
- Oak Kitchen
- White Bathroom Suite
- uPVC Double Glazing
- Oil Fired Heating System
- Detached Garage
- Corner Site
- Immediate Possession

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

Offers Over £300,000

11 Pinehill Road

, Bangor, BT19 6SA



ACCOMMODATION

uPVC double glazed entrance door with opaque uPVC double glazed side panels into ...

ENTRANCE HALL

Built-in cloaks cupboard. Hotpress with insulated copper cylinder and Willis type immersion heater. Solid oak wood floor. Cornice. 8 Pane glazed door with bevelled glass into ...

LOUNGE

21'0" x 13'7" at widest pt (6.40m x 4.14m at widest pt) Open fireplace with gas fire, marble surround and hearth, mahogany mantel. Ceiling rose. 2 Wall light points. Solid oak wood floor. 8 Pane glazed door with bevelled glass into ...

BEDROOM 4

10'9" x 8'11" (3.28m x 2.72m)
Solid oak wood floor.

KITCHEN

13'0" x 10'7" (3.96m x 3.23m)
Range of cherry wood high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in Stoves 4 ring ceramic hob and double oven under. Extractor hood with Elica integrated fan and light. Bosch integrated dishwasher and Hotpoint washing machine. Integrated fridge. Ceramic tiled floor. Part tiled walls. Ceramic tiled floor. 8 Downlights.

CONSERVATORY

12'11" x 7'3" (3.94m x 2.21m)
Ceramic tiled floor. uPVC double glazed french doors to rear...

FAMILY ROOM

19'11" x 12'2" narrowing to 8'6" (6.07m x 3.71m narrowing to 2.59m)
8 Pane opaque glazed door. Solid oak wood floor. Mock fireplace with electric fire, slate surround and hearth with oak mantel. Dimmer. 8 Pane glazed door with bevelled glass into ...

BEDROOM 3

10'9" x 9'9" (3.28m x 2.97m)
Built-in wardrobe with mirrored sliding doors. Solid oak wood floor.

BATHROOM

White suite comprising: Oak panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Pine ceiling with 3 Downlights. Tiled walls. Ceramic tiled floor.

STAIRS TO LANDING

BEDROOM 1

11'5" widening to 19'1" x 11'6" narrowing to 7'11" (3.48m widening to 5.82m x 3.51m narrowing to 2.41m)
Range of built-in wardrobes with mirrored sliding doors. Laminated wood floor.

ENSUITE

Comprising: Corner shower with Mira Sport shower. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling double glazed Velux window.

BEDROOM 2

14'3" x 10'11" (4.34m x 3.33m)
Laminated wood floor. Access to eaves. Double glazed Velux window.

ENSUITE

Comprising: Corner shower with Mira Sport shower. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling double glazed Velux window. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

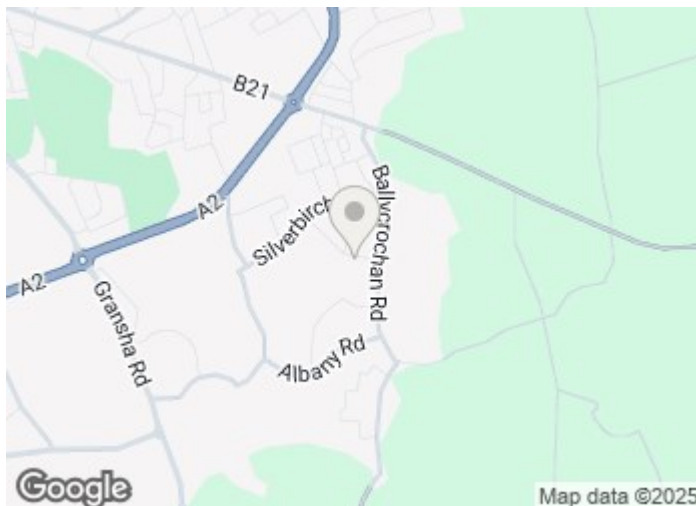
20'8" x 10'1" (6.30m x 3.07m)
Roller door. Light and power.

FRONT

Garden in stones with shrubs.

REAR

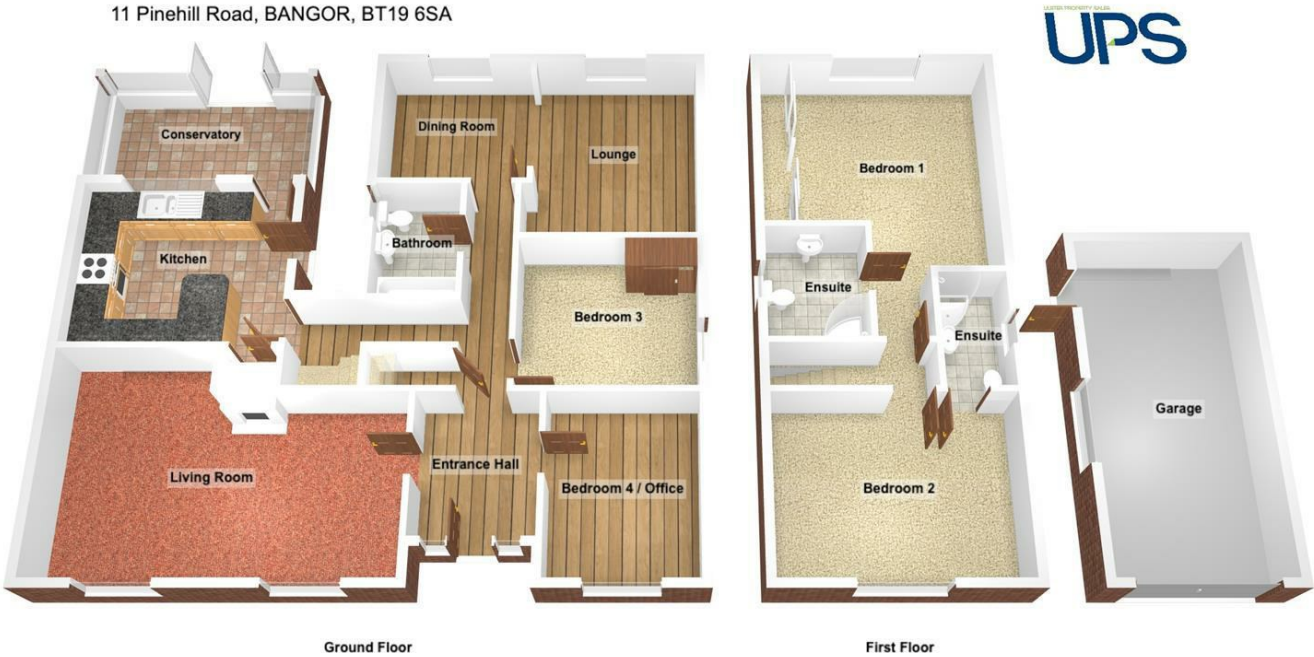
Enclosed garden in pavestones with flowerbeds in shrubs and climbers. Boiler house. Tap. PVC Oil Tank.



Directions

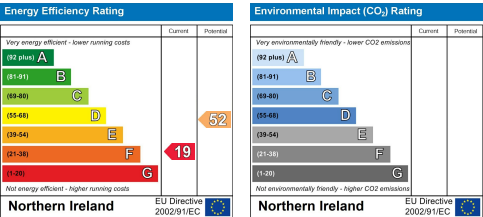


Floor Plan



Total Area: 153.4 m² ... 1651 ft² (excluding garage)
All measurements are approximate and for display purposes only

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