



## 83 MORSTON PARK

Bangor BT20 3ES

- 3 Bedrooms
- Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Shower Room
- Detached Garage
- Corner Site
- No Onward Chain

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £185,000**

# 83 Morston Park

, Bangor, BT20 3ES



## ACCOMMODATION

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

## ENTRANCE HALL

Telephone point.

## WASH ROOM

Comprising: Pedestal wash hand basin. W.C.

## LOUNGE

16'6" x 11'2" (5.03m x 3.40m)

Open fireplace with tiled surround and hearth with granite inset and mahogany mantel. TV point. Laminated wood floor.

## KITCHEN/DINING AREA

17'6" x 8'10" (5.33m x 2.69m)

Range of high and low level cupboards and drawers with roll edge work surfaces

incorporating unit display cabinets.

Extractor hood with integrated extractor fan and light.

## FIRST FLOOR

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## BEDROOM 1

12'10" x 8'8" (3.91m x 2.64m)

Built-in wardrobe.

## BEDROOM 2

11'3" x 9'6" (3.43m x 2.90m)

Built-in wardrobe.

## BEDROOM 3

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

Built-in wardrobe. Telephone point.

## BATHROOM

White suite comprising: Corner shower

with Redring Expressions electric shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 2 Low voltage downlights. Chrome heated towel rail.

## OUTSIDE

### DETACHED GARAGE

16'8" x 10'11" (5.08m x 3.33m)

Up and over door. Light and power.

Plumbed for washing machine. Car port.

### FRONT & SIDE

Garden in crazy paving. Light.

### ENCLOSED REAR

Garden in crazy paving. Tap and sensor light. Boiler house and PVC oil tank.



## Directions



# Floor Plan

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