




5 BELGRAVIA AVENUE

Bangor BT19 6XA

- Detached Property In Highly Sought After Area
- Four Double Bedrooms, Three Reception Rooms
- Downstairs Shower Room And Family Bathroom Comprising OF White Suite
- Oil Fired Central Heating And Double Glazed Windows
- Landscaped Gardens To Front And Rear And Tarmac Driveway With Space For Multiple Vehicles And Detached Garage
- Easily Accessible To Local Amenities, Schools And Main Arterial Routes
- Early Viewing Recommended

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

£1,750 Per Month

5 Belgravia Avenue

, Bangor, BT19 6XA



Accommodation Comprises

Entrance Hall

Wood laminate floor, built in storage.

Dining Room

11'3" x 17'10" (3.43 x 5.46)

Wood laminate floor, built in units.

Living Room

17'8" x 15'4" (5.40 x 4.69)

Wood laminate floor, open fireplace with iron hearth, surround and wooden mantle.

Snug/Bedroom 5

10'8" x 13'1" (3.27 x 3.99)

Wood laminate floor.

Bedroom 1 (Downstairs)

16'7" x 9'8" (5.06 x 2.97)

Double bedroom, wood laminate floor.

Shower Room

White suite comprising, pedestal wash hand basin with mixer tap, shower enclosure, wall mounted overhead shower, tiled floors, tiled walls, built in storage.

Kitchen

12'9" x 13'11" (3.90 x 4.25)

Fitted kitchen with a range of high and low level units, wooden work surfaces, double Belfast style sink with mixer tap, range cooker, gas hob, stainless steel extractor hood, plumbed for washing machine, tumble dryer or dishwasher, wood laminate flooring, part tiled walls, built in storage cupboards, back door to enclosed rear garden.

First Floor

Bedroom 2

11'0" x 16'4" (3.36 x 4.98)

Double bedroom with wood laminate flooring and built in storage.

Bedroom 3

10'1" x 15'8" (3.09 x 4.80)

Double bedroom with wood laminate flooring and eaves storage.

Bedroom 4

9'1" x 15'8" (2.79 x 4.80)

Double bedroom with built in storage.

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, heated towel rail.

Garage

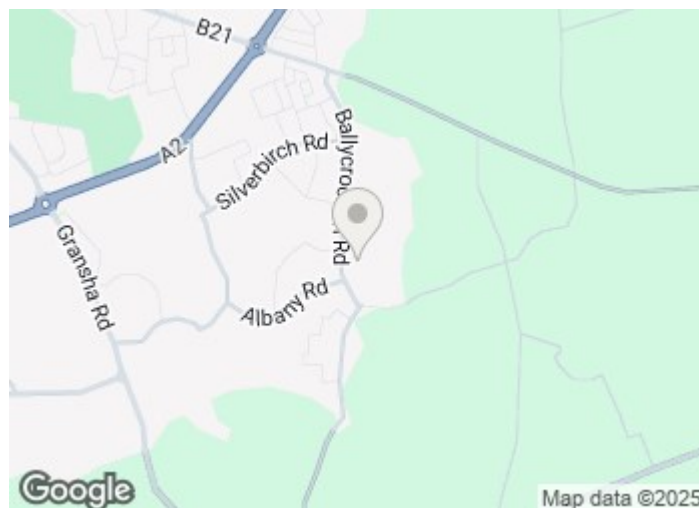
11'10" x 18'2" (3.61 x 5.56)

Up and over door, power, light, oil fired boiler.

Outside

Front - Landscaped garden, area in lawn, area in woodchip beds, area in mature shrubs and hedging, tarmac driveway with space for multiple vehicles.

Rear - Fully enclosed, landscaped, area in woodchip beds, decked areas for entertaining, outside tap and light, oil tank, built in storage.



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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