



17 DELLMOUNT DRIVE

Bangor BT20 4UB

- Flexible Accommodation
- 4 Bedrooms
- 2+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen / Utility Room
- Bathroom / Shower Room
- Attached Garage
- Cul De Sac
- Handy Location

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	69	74
EU Directive 2002/91/EC		

Offers Over £330,000

17 Dellmount Drive

, Bangor, BT20 4UB



ACCOMMODATION

Entrance door with leaded double glazed side panel.

ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard.

LOUNGE

15'8" x 12'9" (4.78m x 3.89m)
Solid oak wood floor.

KITCHEN/DINING AREA

20'1" x 13'8" at widest pt (6.12m x 4.17m at widest pt)
Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint ceramic 4 ring hob and double oven. Extractor hood with integrated fan and light. hotpoint integrated dishwasher. 11/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Double glazed patio door.

UTILITY ROOM

10'4" x 5'1" (3.15m x 1.55m)
Plumbed for washing machine.

BEDROOM 5/FAMILY ROOM

12'0" x 10'4" (3.66m x 3.15m)
Solid oak wood floor.

BEDROOM 3

11'4" x 10'4" (3.45m x 3.15m)
Laminated wood floor.

BEDROOM 4

11'4" x 9'9" (3.45m x 2.97m)
Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with Mira Sport electric shower. Pedestal wash hand basin with mixer taps. W.C. PVC panelled walls and ceiling.

STAIRS TO 1ST FLOOR LANDING

Built-in storage cupboard.

BEDROOM 1

18'8" x 12'9" at widest pt (5.69m x 3.89m at widest pt)

BEDROOM 2

13'5" x 11'4" (4.09m x 3.45m)
Range of built-in wardrobes with sliding doors.

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over with Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor.

OUTSIDE

INTEGRAL GARAGE

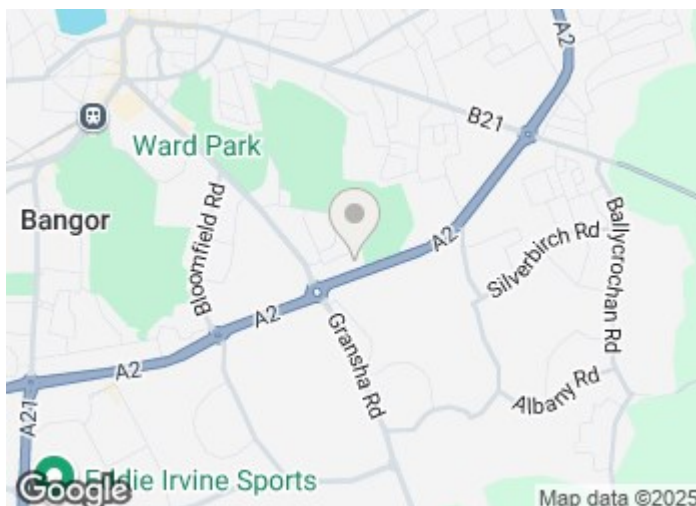
15'4" x 14'11" (4.67m x 4.55m)
Up and over door, light and power. Gas boiler. Access to eaves.

FRONT

Tarmac driveway with hedges. Light.

REAR

Enclosed garden in lawn with decking. Tap. Lights.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

