



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



36 BELLEVUE

Bangor BT20 5QW

- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- White Bathroom Suite
- Large Detached Garage
- Popular Location
- 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		
	65	69
Northern Ireland		EU Directive 2002/91/EC

Offers Over £275,000

36 Bellevue

, Bangor, BT20 5QW



ACCOMMODATION

uPVC double glazed entrance door into...

ENTRANCE HALL

Understairs storage cupboard. Laminated wood floor. 4 Downlights.

LOUNGE

14'3"into bay x 11'10" (4.34minto bay x 3.61m)
Open fireplace with cast iron surround and floral tiled insets, tiled hearth and oak mantel. 2 wall light points. Cornice. Picture rail.

FAMILY ROOM

11'11" x 11'11" (3.63m x 3.63m)

KITCHEN

21'1" x 8'9" (6.43m x 2.67m)
Range of solid oak high and low level cupboards and drawers with roll edge work surfaces, incorporating unit display cabinets. Built-in Bosch 4 ring gas hob and double oven. Extractor hood with integrated fan and

light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. 11 Downlights.

STAIRS TO LANDING

Built-in hotpress with lagged copper cylinder and immersion heater. Worcester gas boiler. 6 Downlights.

BEDROOM 3

8'11" x 7'7" (2.72m x 2.31m)
Picture rail.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment with Mira Excel shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling. 2 Downlights.

BEDROOM 1

14'5" into bay x 11'10" (4.39m into bay x 3.61m)
Cornice. Picture rail.

BEDROOM 2

11'11" x 11'11" (3.63m x 3.63m)
Cornice. Picture rail. Ceiling rose.

BEDROOM 4

7'10" x 6'5" (2.39m x 1.96m)
Picture rail.

OUTSIDE

DETACHED GARAGE

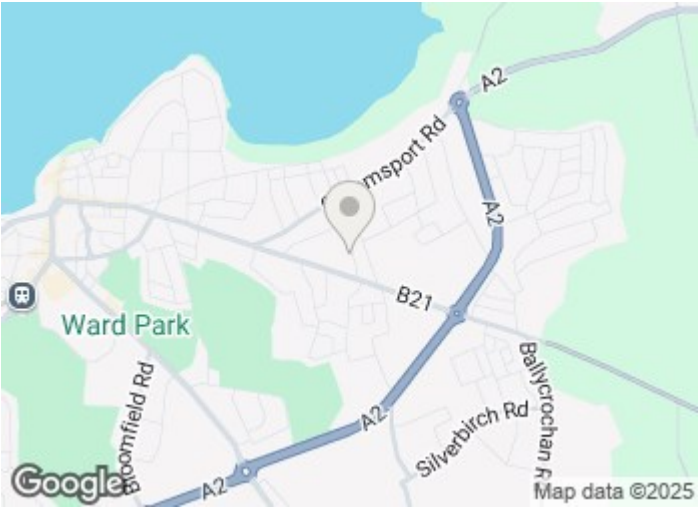
21'0" x 11'10" (6.40m x 3.61m)
Up and over door. Light and power.

FRONT

Garden in lawn with shrubs.

REAR

Garden in lawn with trees and shrubs. Light and tap. Garden shed: 8'0" x 6'0"



Directions



Floor Plan

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