



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 31 BELLEVUE

Bangor BT20 5QW

- Newly Refurbished
- Flexible Accommodation
- Open Plan Living / Kitchen
- White Bathroom Suite
- uPVC Double Glazing
- Oil Fired Heating System
- Garage / Generous Rear Garden
- Well Presented Throughout
- No Onward Chain

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

**Offers Over £225,000**

# 31 Bellevue

, Bangor, BT20 5QW



**ACCOMMODATION**

Composite entrance door into ...

**ENTRANCE HALL**

Laminated wood floor.

**LOUNGE / BEDROOM 3**

11'11" x 10'6" (0.58m x 3.20m)

Open fireplace with brick surround and hearth. Laminated wood floor.

**DINING AREA**

10'11" x 10'6" (3.33m x 3.20m)

Laminated wood floor. Cornice. Open plan to ...

**KITCHEN**

11'3" x 8'10" (3.43m x 2.69m)

Range of modern sage high and low level cupboards and drawers

with roll edge work surfaces. Built-in bath with mixer tap and telephone 4 ring hob and oven under.

Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Integrated Fridge / Freezer.

Plumbed for washing machine. Part tiled walls. Laminated wood floor. 6 downlights.

**BEDROOM 2**

10'11" x 8'10" (3.33m x 2.69m)

Laminated wood floor.

**BEDROOM 1**

9'4" x 8'1" (2.84m x 2.46m)

Laminated wood floor.

**BATHROOM**

White suite comprising: Panelled

shower attachment. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls.

**OUTSIDE**

**DETACHED GARAGE**

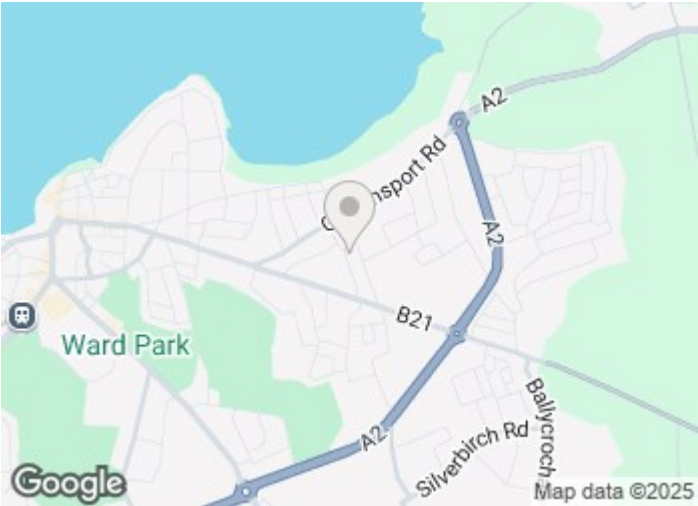
6 19'10" x 8'10" (6.05m x 2.69m) Light and power. W.C.

**FRONT**

Garden in shrubs. light.

**REAR**

Garden in shrubs. Paved patio area. Tap. light. Basement/storage space. Oil fired boiler. PVC oil tank.



**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.

