



ULSTER PROPERTY SALES

# UPS

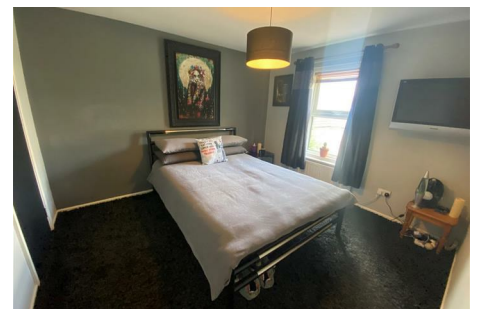
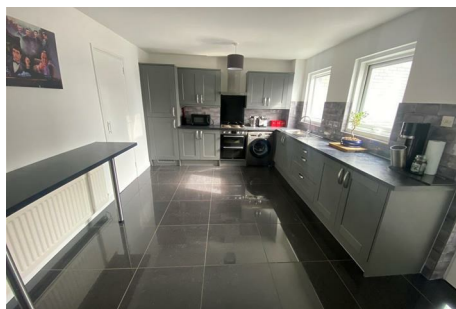
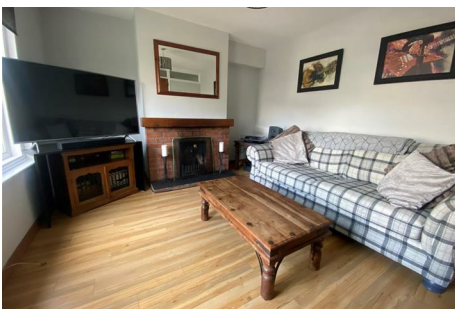
**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 16 CROCHAN COURT

Bangor BT19 7YR

- 3 Bedrooms
- Lounge
- Modern Grey Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Cul De Sac
- Low Outgoings
- 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 £125,000**

# 16 Crochan Court

, Bangor, BT19 7YR



## ACCOMMODATION

### OPEN PORCH

Light.

### ENTRANCE HALL

Glazed hardwood front door with stained glass effect. Laminated wood floor.

### LOUNGE

13'1" x 11'4" (3.99m x 3.45m)

Open fireplace with reclaimed brick surround and tiled hearth.

### KITCHEN/DINING AREA

17'7" x 11'5" (5.36m x 3.48m)

Grey range of high and low level cupboards with roll edge work surfaces. Built-in 4 ring hob and oven. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Part tiled walls. Ceramic tiled floor.

### REAR PORCH

Light.

### WASH ROOM

White suite: W.C. and wash hand basin. Tiled walls. Ceramic tiled floor..

### FIRST FLOOR LANDING

Built-in storage cupboard.

### BEDROOM 1

11'6" x 9'9" (3.51m x 2.97m)

Laminate wood floor. Built-in wardrobe with double doors.

### BEDROOM 2

11'5" x 10'3" (3.48m x 3.12m)

Built-in wardrobe.

### BEDROOM 3

8'9" x 7'3" max (2.67m x 2.21m max)

### BATHROOM

White suite comprising: Jacuzzi bath

with Thermostatic shower with Drencher. Wash hand basin. W.C. Tiled walls. Ceramic tiled floor.

## OUTSIDE

### FRONT & SIDE GARDEN

Walled at side. Laid in lawn with shrubs and climbers. Parking for 2 cars. Space for garage (subject to planning).

### ENCLOSED REAR GARDEN

Wall/fenced. Laid in flags and pink pebble area with shrubs. Boiler house. 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.

