

## 44 UPRITCHARD COURT

Bangor BT19 7AX

- 3 Bedrooms ( Ensuite)
- Spacious Lounge
- Grey Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Cul De Sac
- Immediate Possession
- Handy Location

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>		78	78
(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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £135,000**

# 44 Upritchard Court

, Bangor, BT19 7AX



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard.

## WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps and splash back. W.C. Tiled floor.

## KITCHEN/DINING AREA

17'8" x 10'3" at widest pt (5.38m x 3.12m at widest pt)

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Built-in stainless steel 4 ring hob and oven under. Extractor hood with integrated fan and light. Integrated fridge/freezer. Plumbed for

washing machine. Single drainer stainless steel sink unit with mixer taps. Tiled floor.

## UTILITY ROOM

6'6" x 5'3" (1.98m x 1.60m)

Range of high and low level units with roll edge work surfaces. Slate tiled floor.

## LOUNGE

15'7" x 10'3" (4.75m x 3.12m)  
Laminated wood floor.

## STAIRS TO LANDING

## BEDROOM 1

16'0" x 8'11" (4.88m x 2.72m)  
Laminated wood floor.

## ENSUITE

Comprising: Shower cubicle with Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C.

Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

## BEDROOM 2

12'1" x 8'5" (3.68m x 2.57m )  
Laminated wood floor.

## BEDROOM 3

12'1" x 6'6" (3.68m x 1.98m)  
Laminated wood floor.

## BATHROOM

White suite comprising: Panelled bath with mixer taps and corner shower with Thermostatic shower over. Pedestal wash hand basin. W.C. Part tiled walls. Built-in extractor fan.

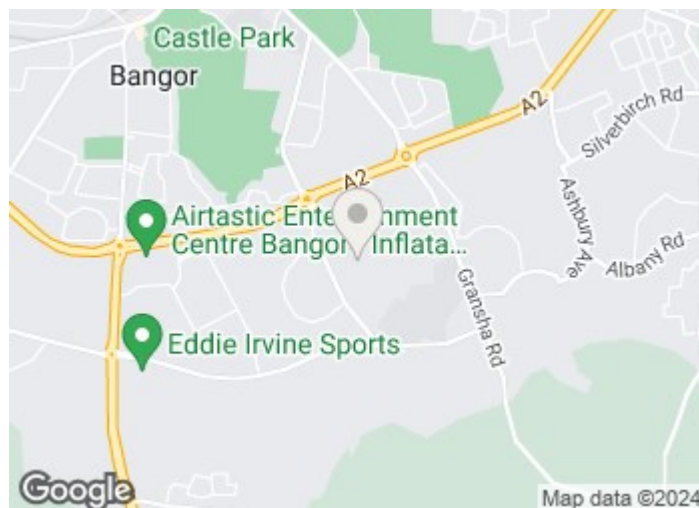
## OUTSIDE

## FRONT

Garden in stones. Light.

## REAR

Enclosed garden in lawn. Light. Tap.



## Directions



# Floor Plan

44, Upritchard Court, BANGOR, BT19 7AX



Ground Floor

First Floor

Total Area: 98.5 m<sup>2</sup> ... 1060 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 phm <b>A</b>	
91-81% <b>B</b>		91-91% <b>B</b>	
80-69% <b>C</b>		84-69% <b>C</b>	
55-68% <b>D</b>		55-68% <b>D</b>	
39-54% <b>E</b>		39-54% <b>E</b>	
21-38% <b>F</b>		21-38% <b>F</b>	
1-20% <b>G</b>		1-20% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Northern Ireland</b>	EU Directive 2002/91/EC	<b>Northern Ireland</b>	EU Directive 2002/91/EC

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200  
BALLYHACKAMORE  
028 9047 1515  
BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155  
BANGOR  
028 9127 1185  
CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432  
CAVEHILL  
028 9072 9270  
DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264  
GLENGORMLEY  
028 9083 3295  
MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444  
RENTAL DIVISION  
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)  
©Ulster Property Sales is a Registered Trademark