

## 20 HILLSIDE GARDENS

Bangor BT19 6SJ

- 3 Bedrooms
- 1 + Reception Room
- uPVC Double Glazing
- Oil Fired Central Heating
- Hand Painted Kitchen
- White Bathroom Suite
- Cul De Sac

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>			65
(39-54) <b>E</b>		40	
(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 £145,000**

# 20 Hillside Gardens

, Bangor, BT19 6SJ



## ACCOMMODATION

uPVC double glazed entrance door with double glazed panels into ...

## ENTRANCE HALL

Built-in cloaks cupboard.

## LOUNGE

Open fireplace with back boiler, tiled surround and hearth. Laminated wood floor.

## KITCHEN

17'8" x 10'7" (5.38m x 3.23m)  
Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring ceramic hob and double oven. Extractor hood with integrated fan and light. 11/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine and dishwasher. 8 Downlights.

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## STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## BEDROOM 1

11'11" x 9'7" (3.63m x 2.92m)  
Built-in wardrobe.

## BEDROOM 2

10'8" x 8'6" (3.25m x 2.59m)  
Built-in wardrobe.

## BEDROOM 3

9'2" x 7'8" (2.79m x 2.34m)  
Built-in wardrobe.

## BATHROOM

White suite comprising: Panelled bath with Triton Seville electric shower. Pedestal wash hand basin. W.C. Part tiled walls. Pine ceiling with 2 downlights.

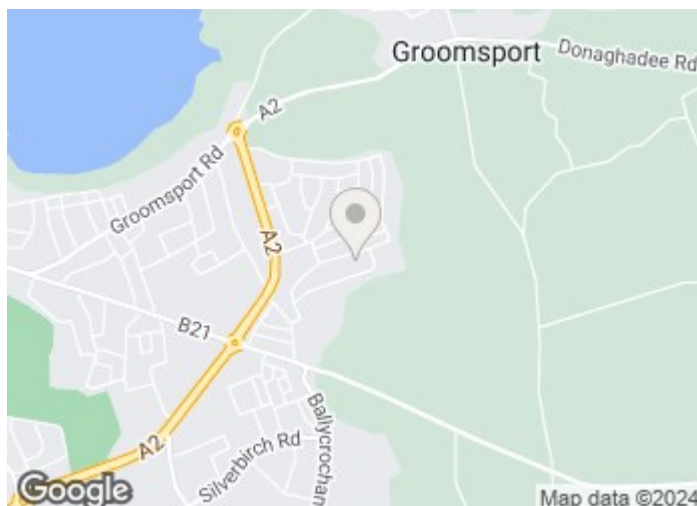
## OUTSIDE

### FRONT

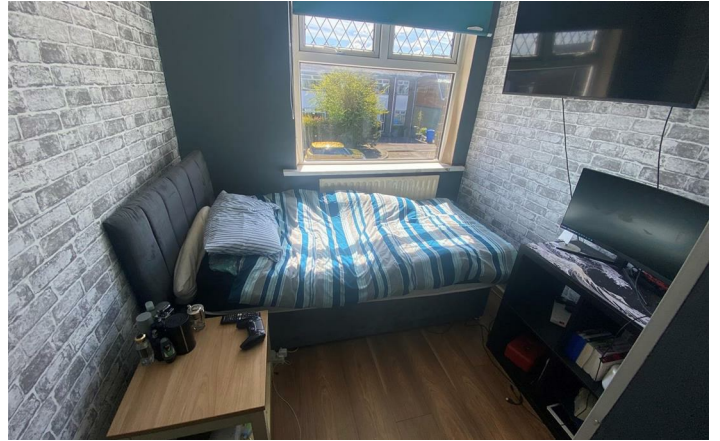
Garden.

### REAR

Enclosed garden in pavestones. Timber shed. Light. Boiler house. PVC oil tank.



## Directions



# Floor Plan

20 Hillside Gardens, BANGOR, BT19 6SJ



Ground Floor

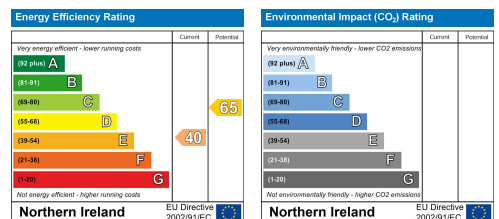


First Floor

Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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