

## 14 WILLOWBROOK PARK

Bangor BT19 7GY

- 3 Bedrooms
- Lounge
- uPVC Double Glazing
- Oil fired Heating System
- Oak 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	72
(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 £115,000**

# 14 Willowbrook Park

, Bangor, BT19 7GY



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

## LOUNGE

13'0" x 11'4" (3.96m x 3.45m)

Open fireplace with tiled hearth.

Oak mantel. Laminated wood floor.

## KITCHEN

13'0" x 11'4" (3.96m x 3.45m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. 1 1/2 tub single drainer sink unit with mixer taps.

Integrated fridge. Plumbed for washing machine. Part tiled walls.

## WASH ROOM

Wash hand basin. W.C.

## STAIRS TO LANDING

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

## BATHROOM

White suite comprising: Panelled bath with Triton electric shower.

Pedestal wash hand basin. W.C.

PVC panelled walls and ceiling. 4

Downlights.

## BEDROOM 1

13'1" x 9'3" (3.99m x 2.82m)

Laminated wood floor.

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 2

13'0" x 10'4" (3.96m x 3.15m)

Laminated wood floor.

## BEDROOM 3

10'12 x 7'1" (3.05m x 2.16m)

Laminated wood floor.

## OUTSIDE

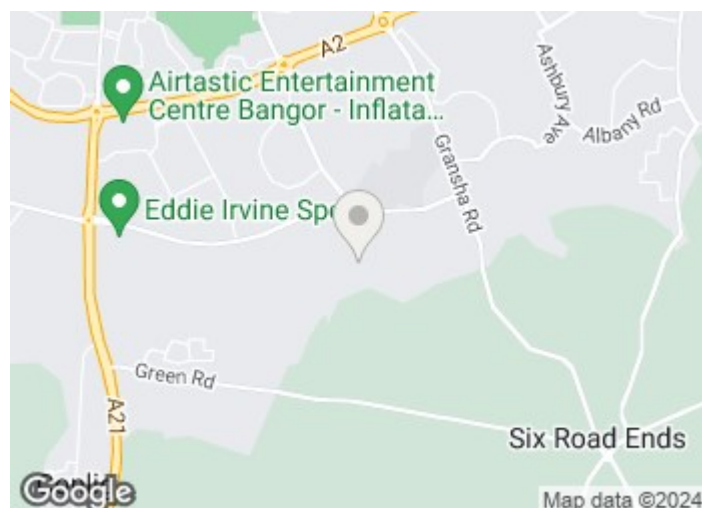
### FRONT

Garden in lawn.

### REAR

Enclosed garden in lawn. Tap.

Sensor light. PVC oil tank. Boiler house.

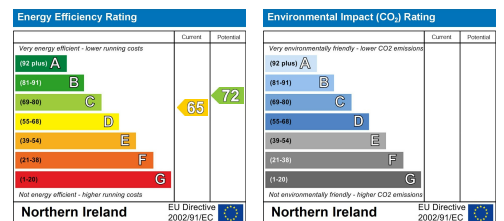


## Directions



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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