

20 BALMORAL SQUARE

Bangor BT19 7XL

- 5 Bedrooms (2 Ensuites)
- 2 Reception Rooms
- Modern Kitchen / Utility Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Downstairs Wash Room
- Cul De Sac
- Immediate Possession

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

£1,500

20 Balmoral Square

, Bangor, BT19 7XL



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor.

KITCHEN

14'5" x 13'3" (4.39m x 4.04m)

Range of white high and low level cupboards and drawers with roll edge work surfaces.

Built-in stainless steel 4 ring hob and oven under. Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Ceramic tiled floor.

UTILITY ROOM

4'5" x 6'2" (1.35m x 1.88m)

Plumbed for washing machine. Ceramic tiled floor.

GAMES ROOM/FAMILY ROOM

28'0" x 12'8" (8.53m x 3.86m)

Solid oak wood floor. 13 Downlights.

LOUNGE

19'3" x 15'8" into bay (5.87m x 4.78m into bay)

Georgian uPVC double glazed French doors to rear.

STAIRS TO FIRST FLOOR

BEDROOM 1

12'9" x 11'9" (3.89m x 3.58m)

6 Downlights.

ENSUITE

Walk-in shower with Mira shower. Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 6 Downlights. Built-in extractor fan.

BEDROOM 2

12'8" x 10'4" (3.86m x 3.15m)

Laminated wood floor. 4 Downlights.

BEDROOM 3

12'9" x 11'7" (3.89m x 3.53m)

Laminated wood floor.

BEDROOM 4

12'4" x 9'9" (3.76m x 2.97m)

BEDROOM 5

12'5" x 9'1" (3.78m x 2.77m)

Laminated wood floor.

DRESSING ROOM

2 Built-in wardrobes with sliding doors.

Laminated wood floor.

ENSUITE

Comprising tiled shower cubicle with Bristan Thermostatic shower over. Pedestal wash hand basin with splash back. W.C. Ceramic tiled floor. 2 Downlights. Built-in extractor fan.

BATHROOM

White suite comprising: Free standing bath. Vanity unit with inset wash hand basin and splash back. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

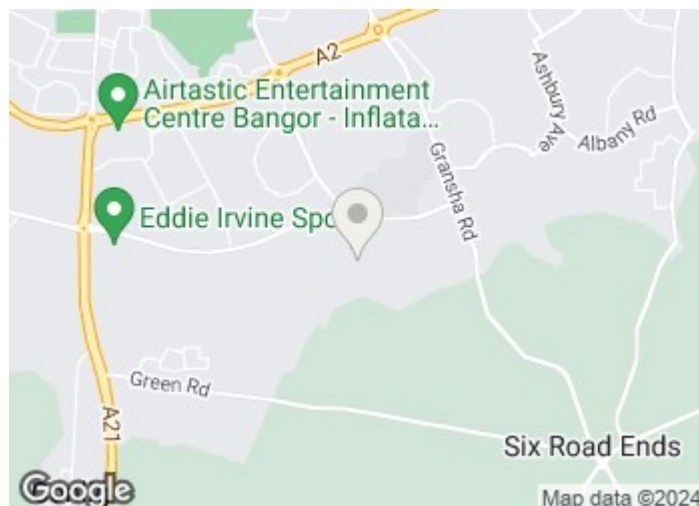
OUTSIDE

FRONT

Tarmac driveway with flowerbeds in shrubs.

REAR

Enclosed garden in lawn, paved patio. Outside covered area with light and power. Lights. Tap.

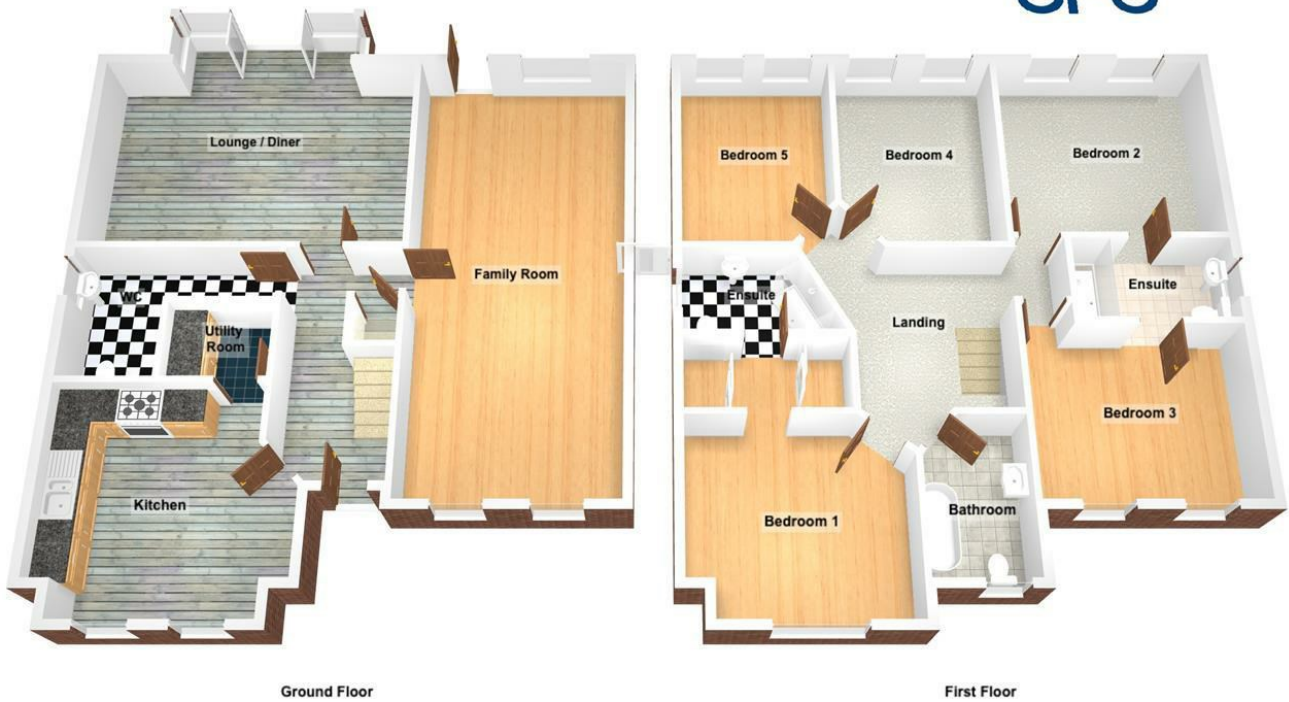


Directions



Floor Plan

20 Balmoral Square, BANGOR, BT19 7XL



Ground Floor

First Floor

Total Area: 189.5 m² ... 2040 ft²
 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 ₂) Rating	
Current	Potential	Current	Potential
75	77		

Northern Ireland EU Directive 2002/91/EC

ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**
 028 9060 5200
- BALLYNAHINCH**
 028 9756 1155
- CAUSEWAY COAST**
 0800 644 4432
- FORESTSIDE**
 028 9064 1264
- NEWTOWNARDS**
 028 9181 1444
- BALLYHACKAMORE**
 028 9047 1515
- BANGOR**
 028 9127 1185
- CAVEHILL**
 028 9072 9270
- GLENGORMLEY**
 028 9083 3295
- RENTAL DIVISION**
 028 9070 1000
- BALLYMENA**
 028 2565 7700
- CARRICKFERGUS**
 028 9336 5986
- DOWNPATRICK**
 028 4461 4101
- MALONE**
 028 9066 1929



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