



52 KILLAIRE PARK

Bangor BT19 1EJ

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- White Shower Room
- Detached Garage
- Immediate Possession
- Popular Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £275,000

52 Killaire Park

, Bangor, BT19 1EJ



ACCOMMODATION

Opaque uPVC double glazed entrance door with opaque uPVC double glazed side panel into

ENTRANCE HALL

Laminated wood floor. Built-in cloaks cupboard. Built-in hotpress with lagged copper cylinder and immersion heater.

LOUNGE

19'5" x 11'11" (5.92m x 3.63m)
Open fireplace with tiled surround and hearth. uPVC double glazed patio door to rear.

BEDROOM 1

12'5" x 8'10" (3.78m x 2.69m)
Range of built-in wardrobes with mirrored sliding doors.

KITCHEN

12'3" x 10'0" (3.73m x 3.05m)
Range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in ceramic 4 ring hob and Bosch oven. Built-in Panasonic microwave. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Pine ceiling with 3 Downlights.

BEDROOM 2

13'3" x 9'11" (4.04m x 3.02m)
Built-in wardrobe. Cornice.

BEDROOM 3

11'2" x 9'10" (3.40m x 3.00m)

SHOWER ROOM

Comprising: Corner shower with Mira Vie

electric shower. Wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling. Double glazed Velux window. 2 Low voltage downlights.

FAMILY ROOM

12'3" x 8'10" (3.73m x 2.69m)
uPVC double glazed French doors leading to decking.

OUTSIDE

DETACHED GARAGE

25'2" x 9'0" (7.67m x 2.74m)
Up and over door. Light and power.

FRONT

Garden in lawn with hedges.

REAR

Enclosed garden in lawn with shrubs. Decked patio.



Directions



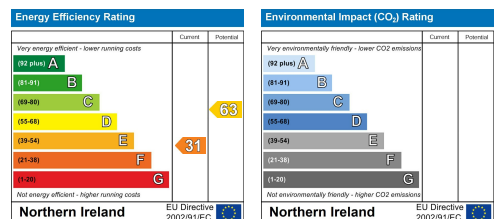
Floor Plan

52 Killaire Park, BANGOR, BT19 1EJ



Total Area: 90.4 m² ... 973 ft² (excluding garage)
All measurements are approximate and for display purposes only

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