

## 5 BEAUMONT DRIVE

Bangor BT19 6WH

- Conservatory
- 3 Bedrooms
- Spacious Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- Attached Garage
- No Onward Chain
- Well Presented Throughout

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

**Offers Around £239,950**

# 5 Beaumont Drive

, Bangor, BT19 6WH



## ACCOMMODATION

uPVC Double glazed entrance door....

## COVERED PORCH

## ENTRANCE HALL

Ceramic tiled floor.

## LOUNGE

16'6" x 11'10" (5.03m x 3.61m)

Open fireplace with cast iron surround and slate hearth. Solid oak wood floor.

## KITCHEN / DINING AREA

17'9" x 13'5" (5.41m x 4.09m)

Range of modern white high and low level cupboards and drawers with walnut trim. Work surfaces. Built in "Whirlpool" 4 ring hob and oven with microwave. Extractor hood with integrated fan and light. Franke 1 1/2 tub ceramic sink with mixer tap. Integrated fridge and "Baumatic" dishwasher. Pine

ceiling with 6 downlights. Ceramic tiled floor. uPVC double glazed french doors to ....

## CONSERVATORY

10'1" x 8'8" (3.07m x 2.64m)

Ceramic tiled floor. uPVC double glazed french Doors to rear....

## STAIRS TO LANDING

## BEDROOM 1

11'9" x 9'7" (3.58m x 2.92m)

Built in double wardrobe with sliding doors. Solid oak wood floor.

## BEDROOM 2

11'5" x 10'1" (3.48m x 3.07m)

Built in double wardrobe with sliding doors. Solid oak wood floor.

## BEDROOM 3

8'9" x 7'9" (2.67m x 2.36m)

Solid oak wood floor.

## BATHROOM

White suite comprising panelled jacuzzi bath. Corner shower with thermostatic shower. Wash hand basin with mixer tap. W.C. Tiled walls.. Ceramic tiled floor. Chrome heated towel rail. Built in extractor fan.

## OUTSIDE

## ATTACHED GARAGE

22'11" x 8'7" (6.99m x 2.62m)

Roller door. Light and power.

## FRONT

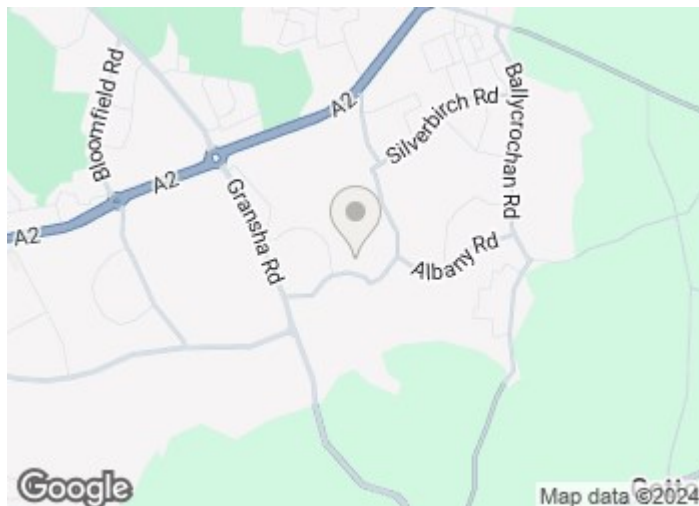
Garden in lawn. Brick paviour driveway. Light

## SIDE

Tarmac Driveway.

## REAR

Enclosed garden in lawn. Paved patio area. Tap. Light.



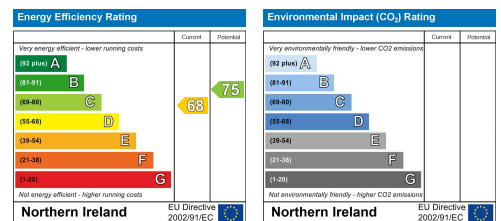
## Directions





# 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

**NEWTOWARDS**  
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