



2 MORSTON PARK

Bangor BT20 3ER

- Large Corner Site
- 3 Bedrooms
- Spacious Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Maple Kitchen
- White Bathroom Suite
- Work Shop
- Well Presented Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £250,000

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, Bangor, BT20 3ER



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE PORCH

Ceramic tiled floor. Half glazed door with double glazing.

ENTRANCE HALL

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

LOUNGE

16'0" x 10'5" (4.88m x 3.18m)

Open fireplace with cast iron surround and back boiler, granite hearth and wood mantel. Cornice. Laminated wood floor.

KITCHEN

20'10" x 11'2" narrowing to 7'10" (6.35m x 3.40m narrowing to 2.39m)

Range of oak effect high and low level cupboards and drawers with roll edge work surfaces. Built-in Belling hob and double oven. Extractor hood with integrated fan and

light. Stainless steel sink unit with mixer taps. Georgian uPVC double glazed French doors to rear. Part tiled walls. Laminated wood floor.

BEDROOM 1

12'11" x 10'0" (3.94m x 3.05m)

Laminated wood floor.

BEDROOM 2

11'3" x 8'10" (3.43m x 2.69m)

Laminated wood floor.

BEDROOM 3

9'11" x 7'2" (3.02m x 2.18m)

Built-in wardrobe. Laminated wood floor.

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Aqualisa electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail. Built-in extractor fan.

ROOFSPACE

Part floored. Light.

OUTSIDE

ATTACHED GARAGE

18'2" x 8'11" (5.54m x 2.72m)

Light and power.

DETACHED GARAGE

19'3" x 16'4" (5.87m x 4.98m)

Electric roller door. Light and power.

WORK SHOP

16'4" x 9'3" (4.98m x 2.82m)

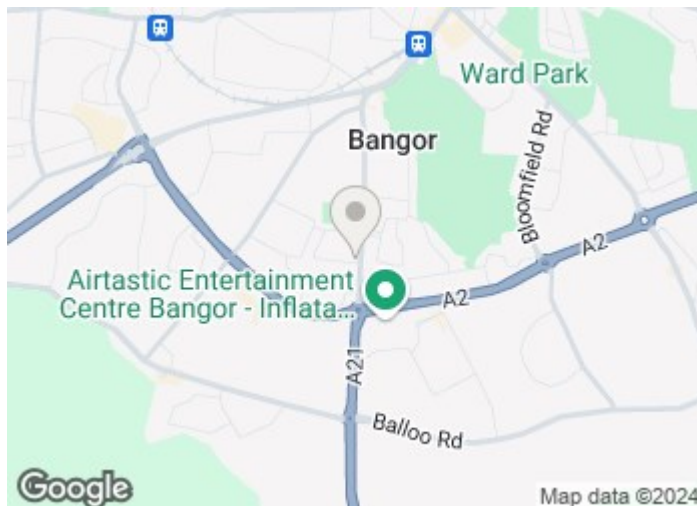
Light and power.

FRONT & SIDE

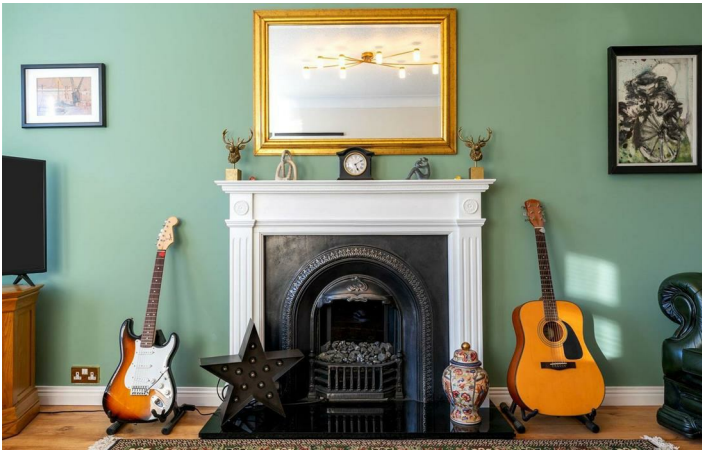
Garden in lawn with shrubs.

REAR

Enclosed garden in pavestones. Boiler house. Utility room: Wash hand basin. Plumbed for washing machine. PVC oil tank. Light. Tap.

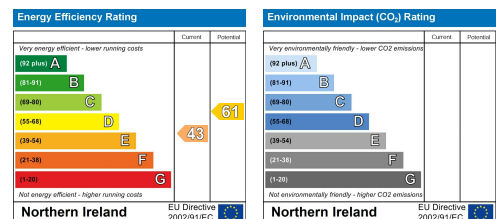


Directions



Floor Plan

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