

## 5 WILLOWBROOK RISE

Bangor BT19 7FY

- Ground Floor Apartment
- 2 Bedrooms
- Spacious Lounge
- Cherry Kitchen
- uPVC Double Glazing
- Oil Fired Heating System
- Rear Garden
- Low Outgoings
- Cul De Sac

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>			66
(39-54) <b>E</b>		46	
(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 Over £99,950**

# 5 Willowbrook Rise

, Bangor, BT19 7FY



## ACCOMMODATION

Enclosed porch. Light.

## ENTRANCE HALL

Laminated wood floor. Built in storage cupboard.

## LOUNGE

13'1" x 11'7" (3.99m x 3.53m)  
Laminated wood floor.

## KITCHEN

12'0" x 9'9" (3.66m x 2.97m)  
Range of cherry high and low level units with laminate work tops. Single drainer stainless steel sink unit with mixer taps.

Built-in Candy stainless steel 4 ring and oven under. Extractor hood with integrated fan and light. Laminated wood floor.

## REAR PORCH

Built-in cupboard.

## BEDROOM 1

10'9" x 9'6" (3.28m x 2.90m)

## BEDROOM 2

9'10" x 7'2" (3.00m x 2.18m)

## SHOWER ROOM

Corner shower with Triton Opal II electric shower unit. Pedestal wash hand basin. W.C. Tiled

walls. Ceramic tiled floor. Built-in Vent Axia extractor fan.

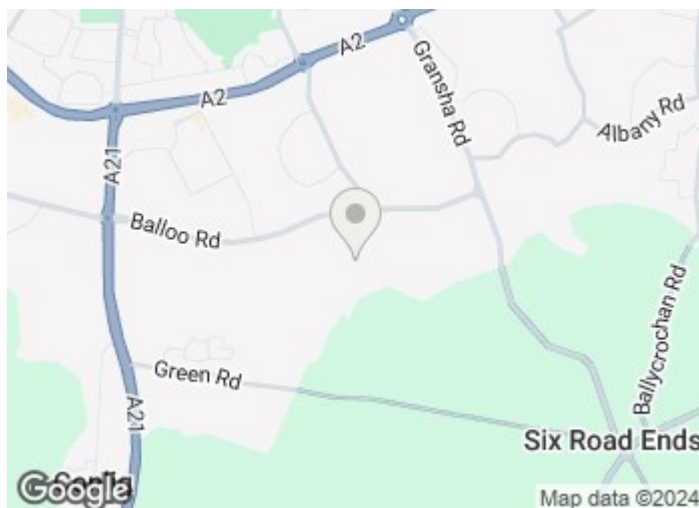
## OUTSIDE

### FRONT

Laid in lawn. Brick pavior driveway.

### REAR

Enclosed rear garden laid in stones with fencing. Oil Fired boiler house. PVC Oil Tank.



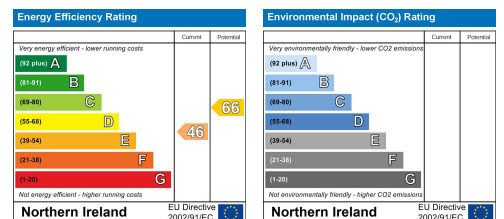
## Directions





# 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  
**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986  
**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000  
**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