



## 1 ORCHARDVILLE PARK

Bangor BT19 1PW

- 4 Bedrooms
- 2+ Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- White Kitchen
- White Bathroom Suite
- Large Site
- No Onward Chain

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

**£280,000**

# 1 Orchardville Park

, Bangor, BT19 1PW



## ACCOMMODATION

### COVERED PORCH

Light. Hardwood entrance door into ...

### ENTRANCE HALL

### WASH ROOM

Comprising: Wash hand basin. W.C. Tiled walls.

### LOUNGE

17'2" x 10'8" (5.23m x 3.25m)

Open fireplace. 10 pane double doors into ...

### DINING ROOM

10'9" x 10'8" (3.28m x 3.25m)

### KITCHEN/FAMILY ROOM

20'2" x 10'5" narrowing to 8'8" (6.15m x 3.18m narrowing to 2.64m)

Range of white high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and double oven incorporating unit display cabinets. Extractor

hood with integrated fan and light. uPVC double glazed patio doors to rear. Plumbed for washing machine. Laminated wood floor. Understairs storage cupboard.

### STAIRS TO LANDING

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

### BEDROOM 1

17'3" x 10'9" (5.26m x 3.28m)

### BEDROOM 2

11'4" x 10'9" (3.45m x 3.28m)

Range of built-in wardrobes with mirrored sliding doors.

### BEDROOM 3

10'8" x 10'8" (3.25m x 3.25m)

### BEDROOM 4

12'1" into door recess x 8'3" narrowing to 4'2" (3.68m into door recess x 2.51m narrowing to 1.27m)

## BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Corner shower with shower over. Pedestal wash hand basin. W.C. Tiled walls.

## OUTSIDE

### INTEGRAL GARAGE

16'9" x 10'9" (5.11m x 3.28m)

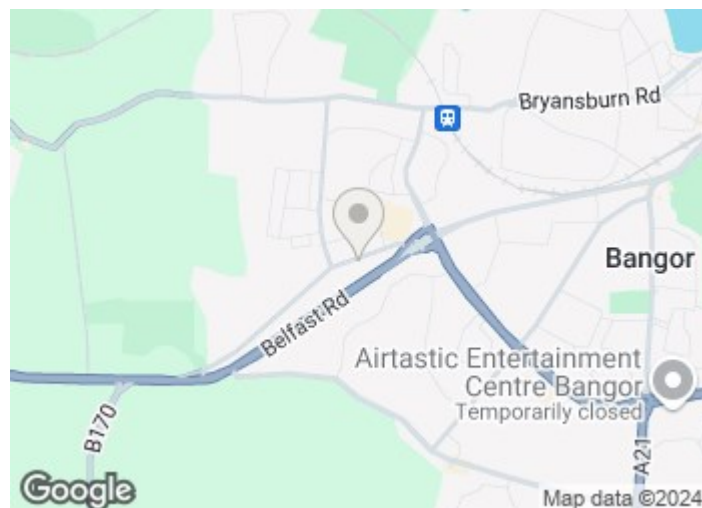
Up and over door. Light and power. Oil fired boiler.

### FRONT

Garden in lawn with shrubs. Brick pavior driveway.

### REAR

Enclosed garden in lawn with trees and shrubs. Paved patio. Tap. Lights. PVC oil tank.



## Directions



# Floor Plan

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