



4 LINEN COURT

Bangor BT19 7JG

- Well Maintained End Townhouse in a Popular Residential Area
- Spacious Lounge
- Practical Ground Floor Wash/Cloakroom
- Well Appointed Kitchen
- 3 Bedrooms (Master Ensuite Shower Room)
- White 3 piece Family Bathroom
- Double Glazing & Phoenix Gas Heating System
- Small Front Garden in Lawn & Enclosed Rear Garden in lawn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £165,000

4 Linen Court

, Bangor, BT19 7JG



ACCOMMODATION

Entrance door with double glazed inset.

ENTRANCE PORCH

White uPVC double glazed windows.

LOUNGE

15'6" x 11'8" (4.72m x 3.56m)

White uPVC double glazed windows. Double panel radiator. Feature wall mounted electric fire.

INNER HALL

Access to First Floor.

WASH ROOM

White suite comprising: Low flush W.C. Wash hand basin with tiled splashback. Tiled floor. Single panel radiator. White uPVC double glazed window.

KITCHEN

11'9" max x 9'9" max (3.58m max x 2.97m max)

High and low level units with roll edge work surfaces. 1 1/4 bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated 4 ring gas hob and electric oven. Integrated fridge/freezer. Plumbed for washing machine.

Par tiled walls. Tiled floor. Double panel radiator. White uPVC double glazed windows. Double glazed rear door.

ADJACENT UNDERSTAIRS STORE

Light point.

FIRST FLOOR LANDING

Access to roofspace.

BEDROOM 1 (Rear)

11'7" max x 9'10" max (3.53m max x 3.00m max)

White uPVC double glazed window. Single panel radiator.

ENSUITE SHOWER ROOM

White suite comprising: Low flush W.C. Wash hand basin with tiled splashback and mixer tap. Tiled shower cubicle with shower. Single panel radiator. Tiled floor. Extractor fan.

BEDROOM 2 (Front)

11'9" max x 7'9" max (3.58m max x 2.36m max)

White uPVC Double glazed window. Single panel radiator. Built-in cupboard with wall

BEDROOM 3 (Front)

8'1" x 7'5" (2.46m x 2.26m)

White uPVC double glazed window. Single panel radiator.

BATHROOM

White suite comprising: Bath with mixer taps and telephone hand shower. Low flush W.C. Wash hand basin with tiled splash back. Part tiled walls around bath. Double panel radiator. Tiled floor. Double glazed Keylite window.

OUTSIDE

FRONT

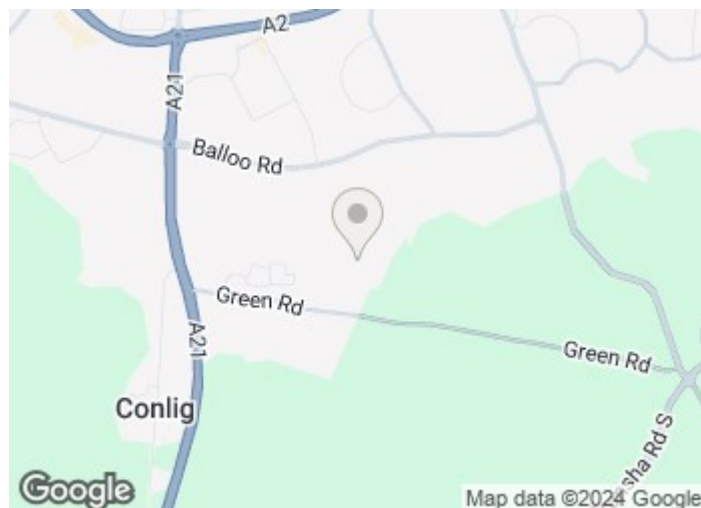
Light point.

ENCLOSED REAR

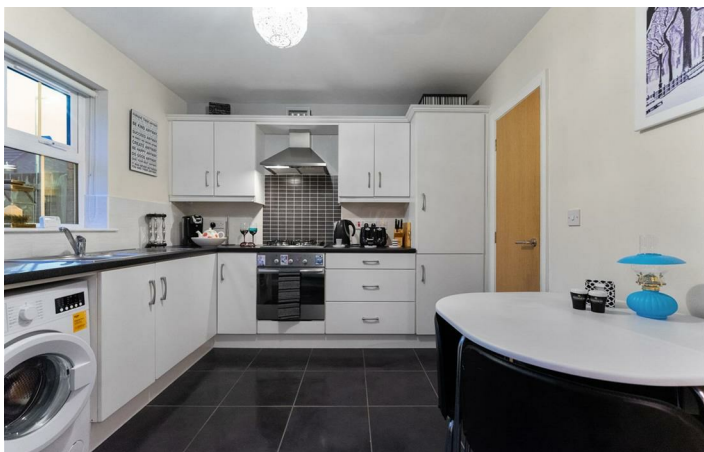
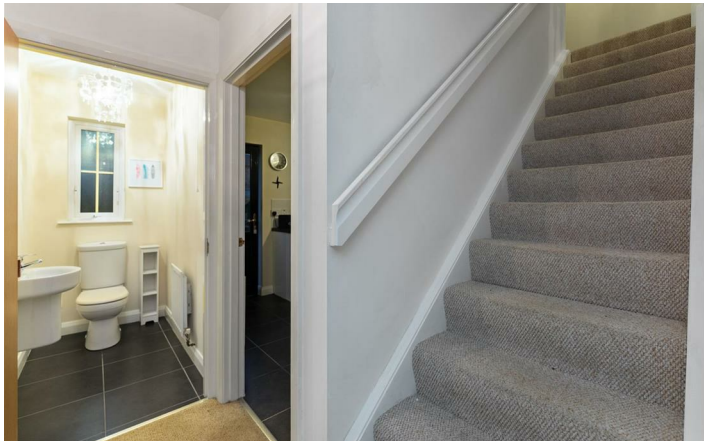
Garden laid in lawn. Paved path.

PLEASE NOTE

Management Charge: TBC

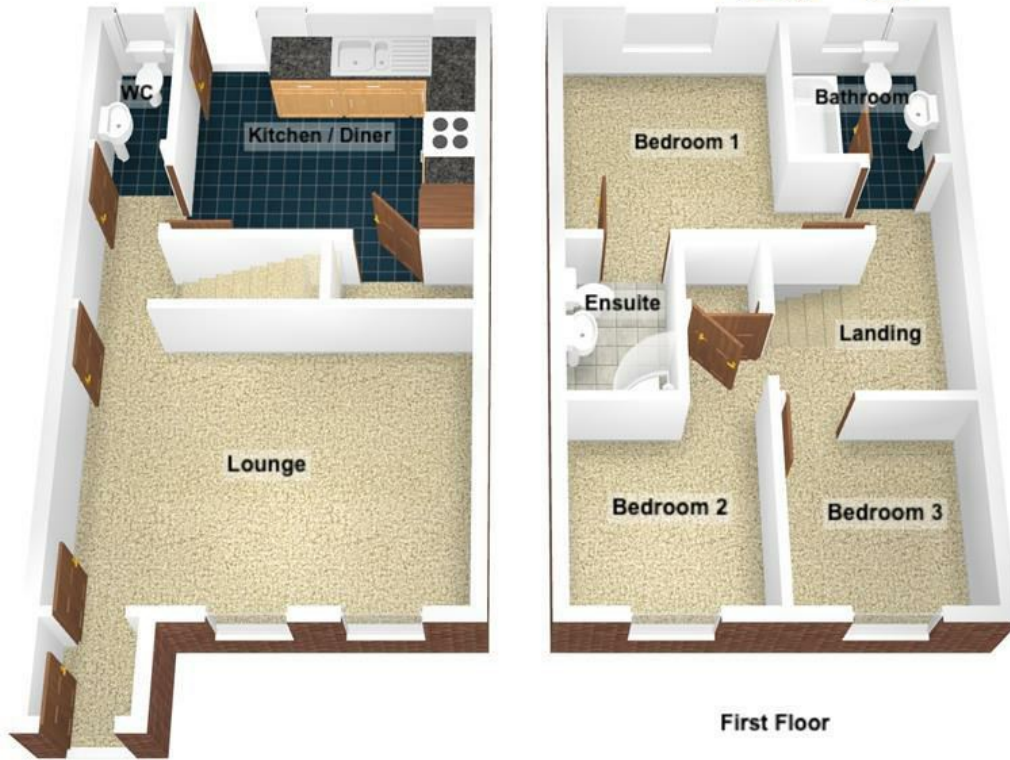


Directions



Floor Plan

4 Linen Court, BANGOR, BT19 7JG



Ground Floor

First Floor

Total Area: 67.3 m² ... 724 ft²

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	77		

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