



## 37 HAMPTON PARK

Bangor BT19 7GL

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Central Heating System
- White Kitchen
- Spacious Bathroom Suite
- Large Detached Garage
- Generous Gardens
- No Onward Chain

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

**Offers Over £199,950**

# 37 Hampton Park

, Bangor, BT19 7GL



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Understairs storage cupboard.

## LOUNGE

13'11" x 13'1" (4.24m x 3.99m)

Double doors into....

## DINING AREA

9'9" x 9'3" (2.97m x 2.82m)

## KITCHEN

11'1" x 9'8" (3.38m x 2.95m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Single drainer sink unit with mixer taps.

Plumbed for washing machine. Part tiled walls.

## STAIRS TO 1ST FLOOR

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

## BEDROOM 1

15'5" x 10'9" (4.70m x 3.28m)

## BEDROOM 2

10'9" x 10'5" (3.28m x 3.18m)

## BEDROOM 3

10'1" at widest point x 9'5" (3.07m at widest point x 2.87m)

## BATHROOM

Coloured bathroom suite

comprising: Panelled bath. Shower cubicle with Triton thermostatic shower. Pedestal wash hand basin. W.C. Tiled walls.

## OUTSIDE

### DETACHED GARAGE

24'11" x 11'2" (7.59m x 3.40m)

Roller door. Light and power.

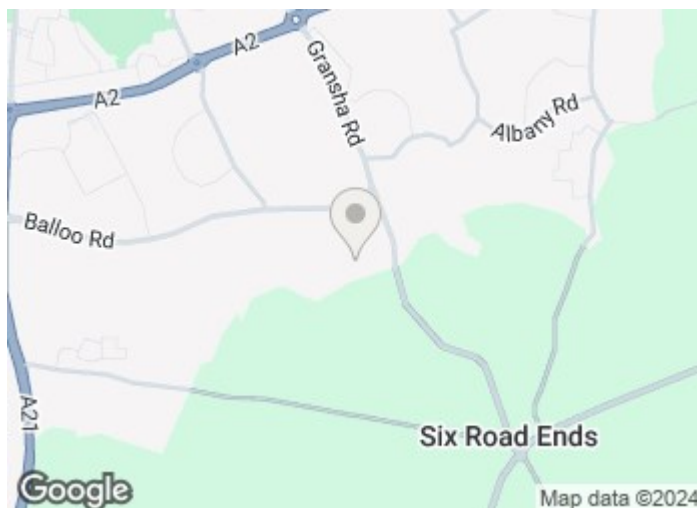
### FRONT & SIDE

Garden in lawn with hedges.

Light.

### REAR

Enclosed garden in lawn with separate stoned area. Boiler house. PVC oil tank. Light. Tap.



## 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.



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