

9 FORTHILL CLOSE

Bangor BT19 1NY

- 3 Bedrooms
- Lounge
- Modern Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Handy Downstairs Wash Room
- Detached Garage
- Cul De Sac
- 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		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £190,000

9 Forthill Close

, Bangor, BT19 1NY



ACCOMMODATION

Composite entrance door with opaque uPVC side panel into ...

ENTRANCE HALL

Laminated wood floor.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Plumbed for washing machine. Gas boiler. Built-in extractor fan. 2 Downlights. Laminated wood floor.

LOUNGE

14'32" x 13'3" (4.27m x 4.04m)
Laminated wood floor.

KITCHEN/DINING AREA

20'9" x 10'3" (6.32m x 3.12m)
Range of modern high and low level cupboards and drawers with oak roll edge work surfaces. Built-in stainless

steel 5 ring gas hob and Bosch double oven. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps.

Integrated dishwasher. Laminated wood floor. 10 Downlights.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

14'3" x 9'5" (4.34m x 2.87m)

BEDROOM 2

10'4" x 8'4" (3.15m x 2.54m)

BEDROOM 3

10'4" x 6'10" (3.15m x 2.08m)

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over. Vanity unit with inset wash hand

basin and mixer taps. W.C. 4 Downlights. Part tiled walls. Ceramic tiled floor.

OUTSIDE

DETACHED GARAGE

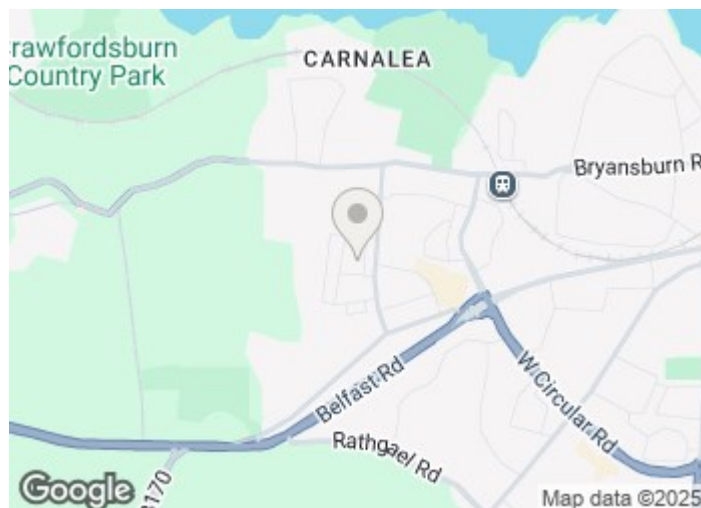
17'9" x 9'1" (5.41m x 2.77m)
Roller door. Light and power.

FRONT

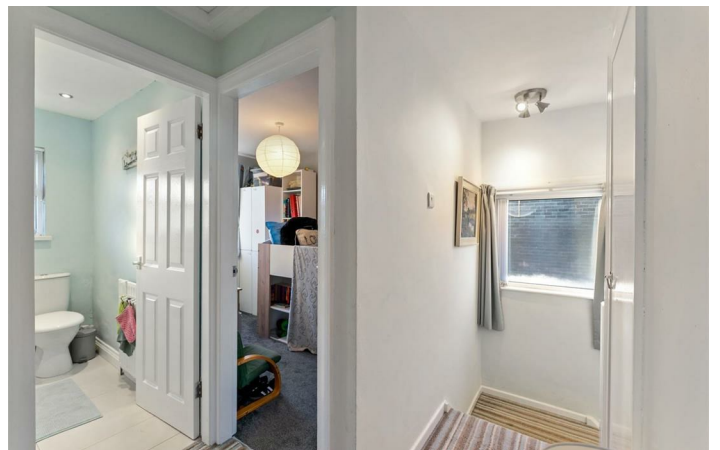
Garden in lawn with shrubs.

REAR

Enclosed garden in lawn. Paved patio. Light.

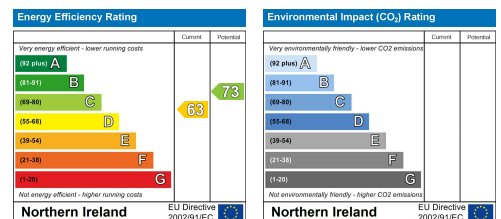


Directions



Floor Plan

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