



24 SHARMAN RISE

Bangor BT19 1TC

- Location, Location, Location
- Deceptively Spacious Bangor West Converted Semi Bungalow
- Adaptable 4 Bedrooms/2 Receptions
- Serviceable Kitchen/Breakfast Area
- Ground Floor Shower room & First Floor Bathroom
- Oil Fired Heating System & Double Glazing
- Detached Garage
- Enviably & Sizeable Cul-De-Sac Site

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £230,000

24 Sharman Rise

, Bangor, BT19 1TG



ACCOMMODATION

Mahogany effect uPVC double glazed front door and side panels.

ENTRANCE HALL

Double panel radiator. Understairs cloak room. Wall light points.

LOUNGE

15'7" max x 10'9" max (4.75m max x 3.28m max)
Mahogany effect uPVC double glazed windows.
Double panel radiator. Wooden laminate flooring.
Tiled fireplace and hearth with wooden surround.
Picture rail.

BEDROOM 3

11'7" x 9'7" (3.53m x 2.92m)
Mahogany effect uPVC double glazed windows.
Single panel radiator. Corniced ceiling.

BEDROOM 4

10'4" x 9'3" (3.15m x 2.82m)
Mahogany effect uPVC double glazed windows.
Single panel radiator. Wooden laminate flooring.
Corniced ceiling.

DINING ROOM/BEDROOM 5

9'5" x 8'11" (2.87m x 2.72m)
Mahogany effect uPVC double glazed windows.
Single panel radiator. Corniced ceiling.

SHOWER ROOM

Mahogany effect uPVC double glazed windows. Soft coloured suite comprising: Low flush W.C. Pedestal wash hand basin with mixer taps. Tiled shower cubicle with Mira shower. Tiled floor. Part tiled walls. Single panel radiator.

KITCHEN/BREAKFAST AREA

16'2 x 10'8" max (4.93m x 3.25m max)
Mahogany effect uPVC double glazed windows and rear door. High and low level units with roll edge work surfaces. Glazed display cabinets. Stainless steel sink unit with mixer tap. Extractor fan. Plumbed for washing machine. Part tiled walls. Double panel radiator. Wooden laminate floor.

STAIRS TO LANDING

BEDROOM 1

15'3" max x 10'3" max (4.65m max x 3.12m max)
Double glazed Velux style window. Single panel radiator. Wooden laminate flooring. Access to eaves.

BEDROOM 2

12'11" to wardrobes x 9'3" (3.94m to wardrobes x 2.82m)
White uPVC double glazed windows. Single panel radiator. Wardrobes with sliding doors. Access to eaves. Semi Rural countryside outlook.

BATHROOM

Soft coloured bathroom comprising: Panelled bath with mixer taps. Low flush W.C. Pedestal wash hand

basin with tiled splashback. Tiled floor. Part tiled walls around bath. Single panel radiator. Double glazed Velux style Window. Built-in hotpress with insulated copper cylinder. Willis type immersion heater.

OUTSIDE

GARAGE

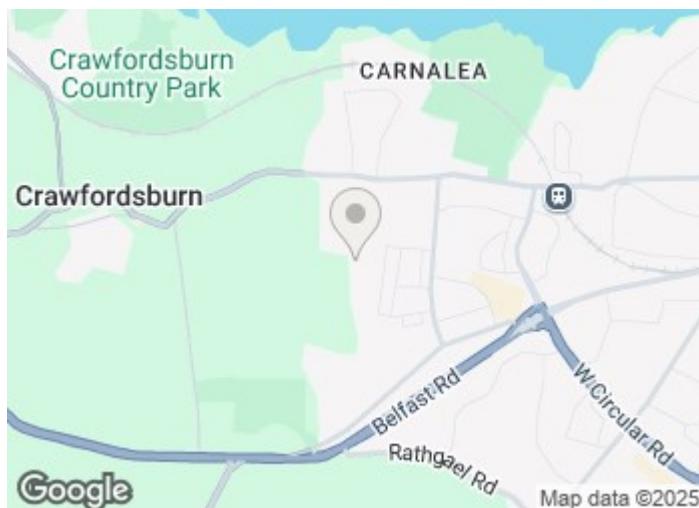
18'7" max x 9'6" max (5.66m max x 2.90m max)
Panelled up and over door. Mahogany effect uPVC double glazed window. Oil fired boiler. Light and power.

FRONT & SIDE GABLE

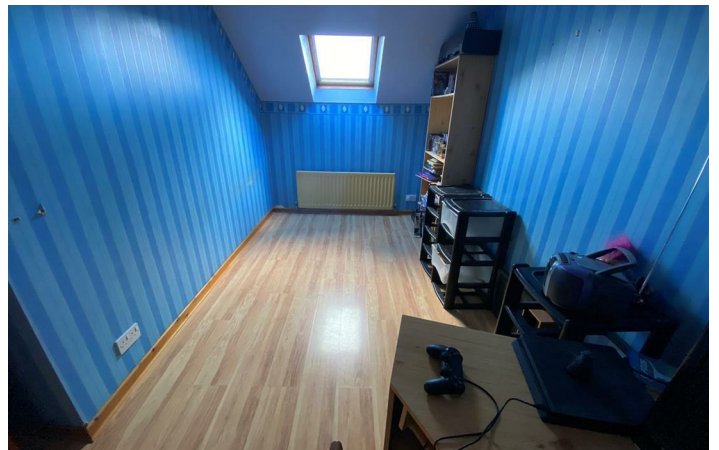
Garden laid in lawn, plants and shrubs. Spacious driveway. Glasshouse.

ENCLOSED REAR

PVC oil tank. Garden laid in lawn. Paved areas.



Directions



Floor Plan

24 Sharman Rise, BANGOR, BT19 1TG



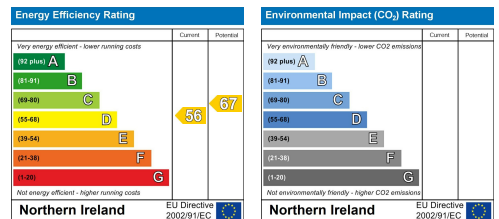
Ground Floor



First Floor

Total Area: 109.1 m² ... 1175 ft² (excluding garage)
All measurements are approximate and for display purposes only

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