



2 ALANWOOD PARK

Bangor BT20 5PT

- 3 Bedrooms
- Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen
- Bathroom / Shower Room
- Detached Garage
- Cul De Sac
- 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>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £249,950

2 Alanwood Park

, Bangor, BT20 5PT



ACCOMMODATION

uPVC double glazed entrance door with uPVC double glazed side panel into ...

COVERED PORCH

Tiled steps.

ENTRANCE HALL

Built-in storage cupboard with Ariston boiler.

LOUNGE

13'5" x 13'4" (4.09m x 4.06m)
Open fireplace with gas fire, tiled surround and hearth.

BEDROOM 2

11'5" x 10'7" (3.48m x 3.23m)
Built-in double wardrobe.

BEDROOM 3

11'3" x 8'0" (3.43m x 2.44m)

SHOWER ROOM

Comprising: Corner shower with Mira Excel shower unit. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls.

KITCHEN

14'9" x 7'10" (4.50m x 2.39m)
Range of oak high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Ceramic tiled floor.

CONSERVATORY

8'112 x 7'5" (2.44m x 2.26m)
Ceramic tiled floor. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

14'5" x 12'3" (4.39m x 3.73m)
Double glazed Velux window. Built-in storage cupboard. 2 Wall light points.

BATHROOM

Coloured suite comprising: Panelled bath with mixer taps. Pedestal wash hand basin. W.C. Corner shower with Mira Sport electric shower.

OUTSIDE

DETACHED GARAGE

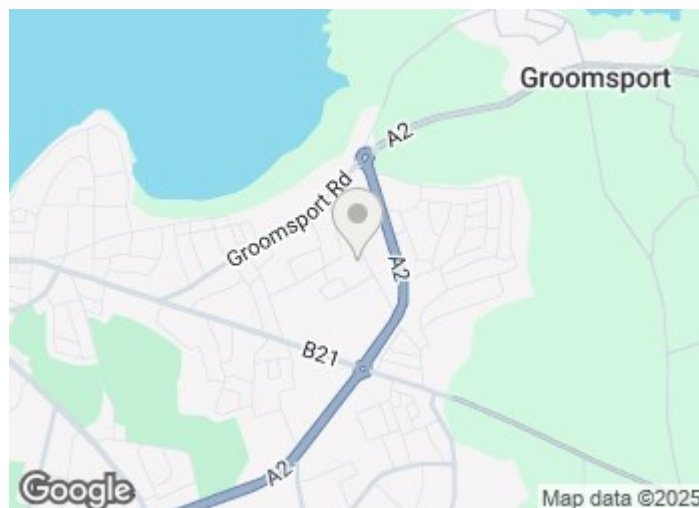
19'11" x 10'11" (6.07m x 3.33m)
Roller door. Light and power. Oil Fired boiler.

FRONT

Garden in lawn with hedges. Light

REAR

Enclosed garden in lawn. Paved patio. 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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