

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 hot water tank.

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 storage cupboard.

BEDROOM 3

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

SHOWER ROOM

Comprising: Corner shower with Mira Excel shower unit. White 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. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Ceramic tiled floor.

CONSERVATORY

8'12" x 7'5" (2.44m x 2.26m)

Ceramic tiled floor. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

Double glazed Velux window.

BEDROOM 1

14'5" x 12'3" (4.39m x 3.73m)

2 Wall light points.

BATHROOM

Cream coloured suite comprising: Panelled bath with mixer taps. Pedestal wash hand

basin. W.C. Corner shower with Mira Sport electric shower.

ATTIC/OFFICE SPACE

Floored. Light and power. Built-in shelving.

OUTSIDE

DETACHED GARAGE

19'11" x 10'11" (6.07m x 3.33m)

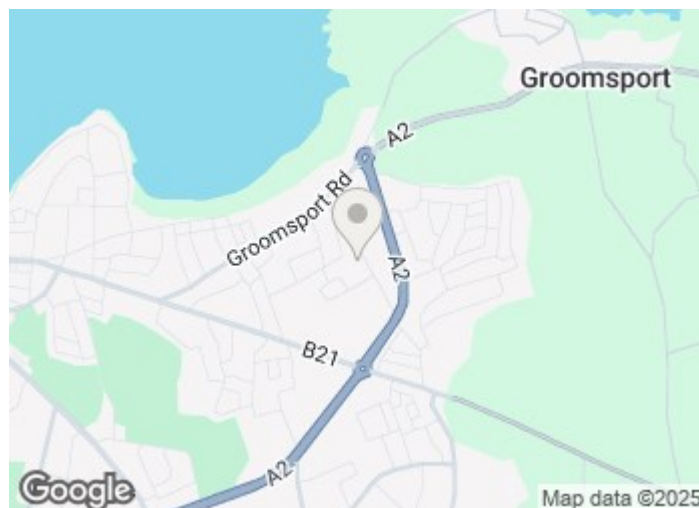
Electric roller door. Light and power. Oil Fired boiler.

FRONT

Garden in lawn with hedges. Light

REAR

Enclosed garden in lawn. Paved patio. PVC Oil tank. Light. Tap.



Directions



Floor Plan

2 Alanwood Park, BANGOR, BT20 5PT

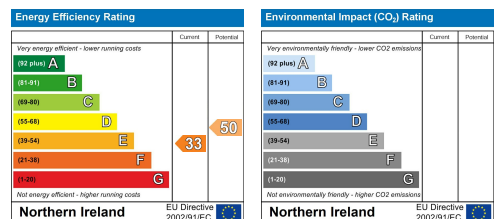


Ground Floor

First Floor

Total Area: 106.4 m² ... 1145 ft² (excluding garage)
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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark