



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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		
(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.

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

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.

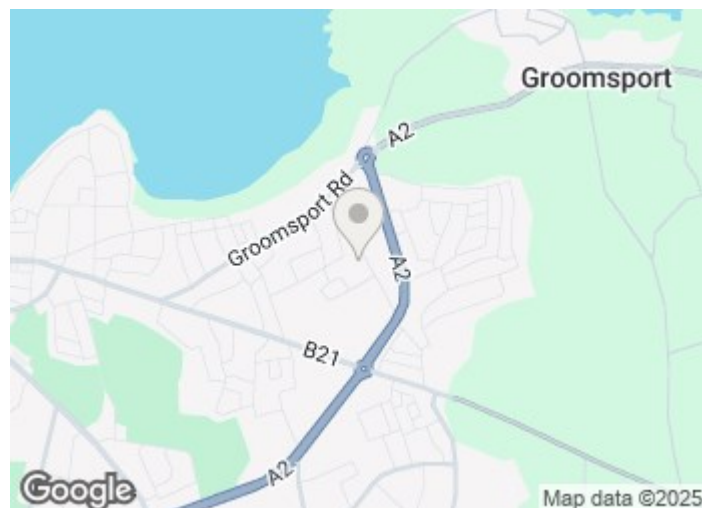
FRONT

Garden in lawn with hedges. Light

REAR

Enclosed garden in lawn. Paved patio. PVC

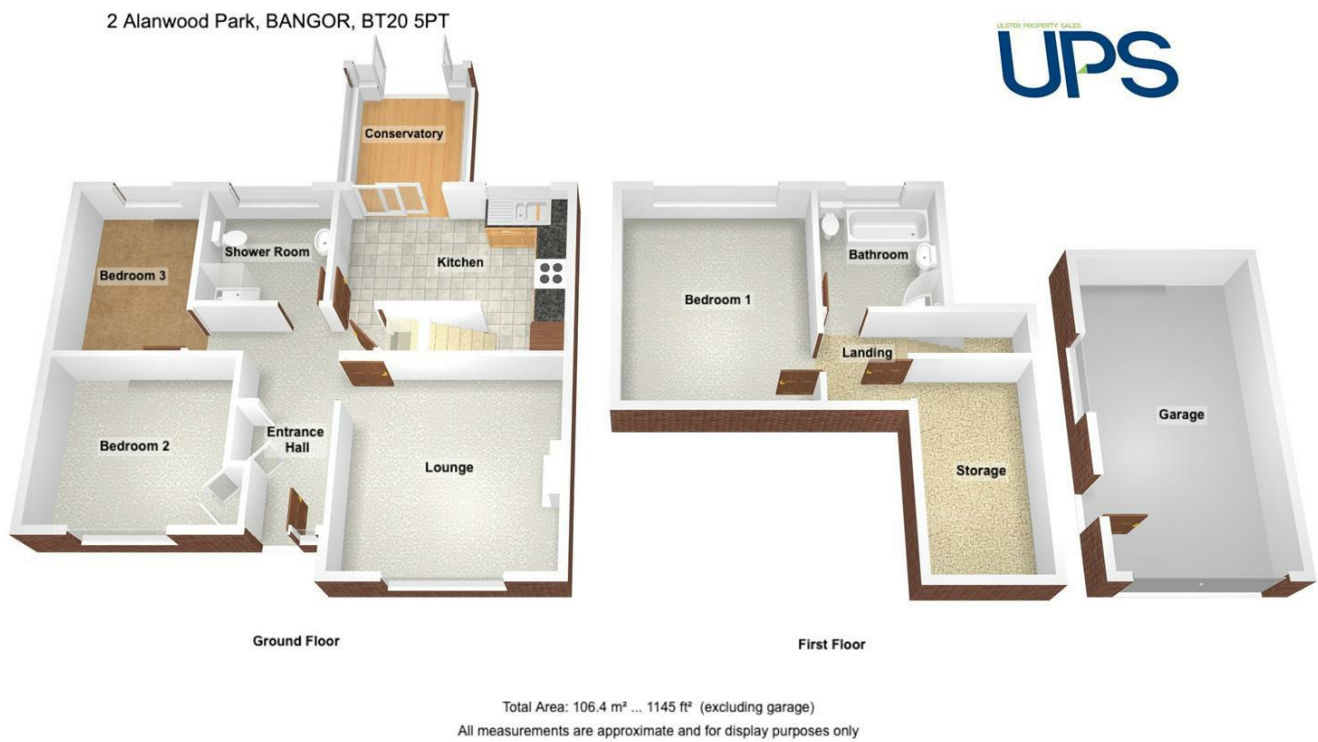
Oil tank. Light. Tap.



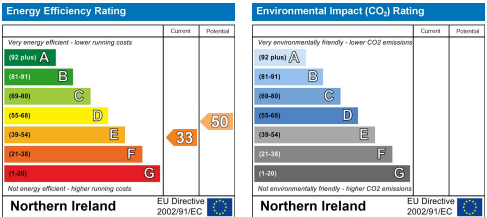
Directions



Floor Plan



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