

2C BIRCH DRIVE

Bangor BT19 1RY

- Chalet Style Semi-Detached Chalet
- 3 Bedrooms & 1+ Reception
- Conservatory
- Serviceable Kitchen
- Ground Floor W.C. & First Floor Bathroom
- Double Glazing & Oil Fired Heating System
- Front & Rear Gardens
- Detached Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £195,000

2c Birch Drive

, Bangor, BT19 1RY



ACCOMMODATION

White uPVC double glazed front door and side panels.

ENTRANCE HALL

Oak flooring. Double panel radiator.

WASH/CLOAK ROOM

Low flush W.C. Wash hand basin. Tiled floor. Understairs storage.

LOUNGE

15'8" max x 12'8" max (4.78m max x 3.86m max) White uPVC double glazed windows. 1 Double panel radiator. 1 Single panel radiator. Oak flooring. Attractive fireplace. Corniced ceiling. Archway to ...

DINING AREA

10'9" x 10'9" (3.28m x 3.28m) Oak flooring. Single panel radiator. Corniced ceiling. Double glazed sliding door to ...

uPVC DOUBLE GLAZED CONSERVATORY

8'11" x 7'9" (2.72m x 2.36m) Tiled floor. White uPVC double glazed double doors to rear.

KITCHEN

10'7" max x 8'1" max (3.23m max x 2.46m max) High and low level units with roll edge work surfaces. 1 1/4 bowl stainless steel sink unit with mixer tap. Part tiled walls. Integrated oven. Panelled ceiling. White uPVC double glazed windows and rear door.

STAIRS TO FIRST FLOOR LANDING

Access to roofspace. White uPVC double glazed windows.

BEDROOM 1 (Rear)

12'4" x 10'9" (3.76m x 3.28m) White uPVC double glazed windows. Single panel radiator. Wooden flooring.

BEDROOM 2 (Front)

11'7" max x 10'8" max (3.53m max x 3.25m max) White uPVC double glazed windows. Single panel radiator.

BEDROOM 3 (Rear)

8'1" x 7'6" (2.46m x 2.29m) White uPVC double glazed windows. Single panel radiator.

BATHROOM

Corner panelled bath with mixer tap. Low flush W.C. Pedestal wash hand basin. Single panel radiator. Tiled walls. Double glazed Velux style window. Built-in hotpress with insulated copper cylinder.

OUTSIDE

DETACHED GARAGE

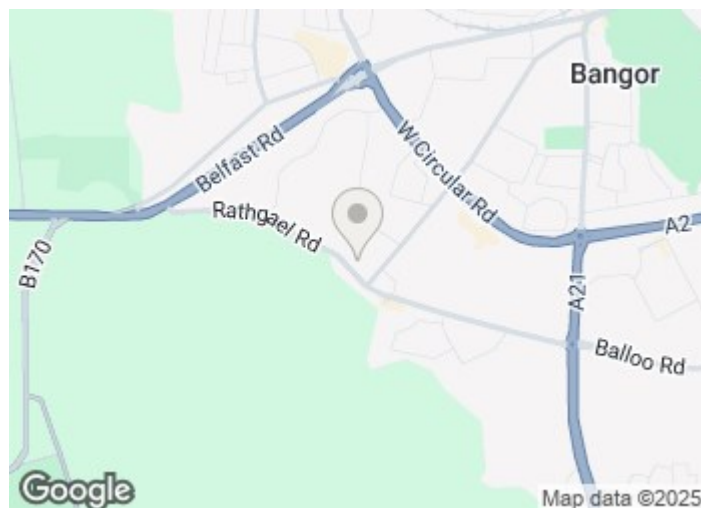
19'9" max x 10'0" max (6.02m max x 3.05m max) Panelled up and over door. Side service door. Single glazed windows. Light and power.

FRONT

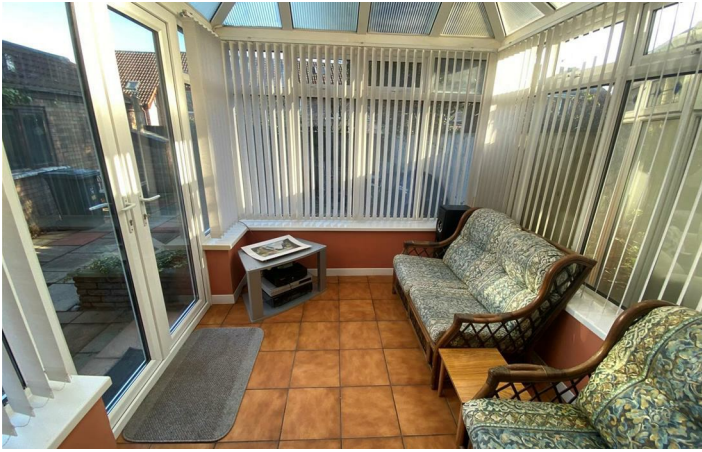
Garden laid in lawn. Tarmac drive.

ENCLOSED REAR

Paved. Outside tap. PVC oil tank. Boiler house with oil fired boiler. Light point.



Directions



Floor Plan

2c Birch Drive, BANGOR, BT19 1RY



Total Area: 90.5 m² ... 974 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 A		Very environmentally friendly - lower CO ₂ emissions 92-101 A	
91-91 B		81-91 B	
89-89 C		64-80 C	
85-88 D		55-68 D	
82-84 E		49-54 E	
71-78 F		21-38 F	
62 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
58	69		
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

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