

## 8 DELLMOUNT ROAD

Bangor BT20 4TY

- 3 Bedrooms
- Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Easily Maintained Gardens
- Handy Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £185,000**

# 8 Dellmount Road , Bangor, BT20 4TY



## ACCOMMODTION

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

## ENTRANCE HALL

Understairs storage cupboard.  
Telephone point. Half glazed door into ...

## LOUNGE/DINING AREA

21'10" x 14'3" (6.65m x 4.34m)

Open fireplace with multi-fuel stove and raised brick hearth . Tongue and groove wood floor. 6 Downlights.

## KITCHEN

20'6" x 9'9" (6.25m x 2.97m)

Range of high and low level cupboards and drawers with roll edge work surfaces.

Built-in 4 Induction hob and Candy double under oven. Extractor canopy with integrated extractor fan and light. Single drainer stainless steel sink unit

with mixer taps. Integrated dishwasher. Plumbed for washing machine. Tiled floor.

## FIRST FLOOR

Built-in storage cupboard.

## BEDROOM 1

11'11" x 11'5" (3.63m x 3.48m)

6 Downlights.

## BEDROOM 2

11'6" x 9'6" (3.51m x 2.90m)

3 Downlights.

## BEDROOM 3

8'10" x 8'9" (2.69m x 2.67m)

3 Downlights.

## BATHROOM

White suite comprising: Panelled bath with Mira Sport electric shower over and mixer tap. Wash hand basin with mixer tap. W.C. Part tiled walls.

## ROOFSPACE

Slingsby ladder. Floored. Light.

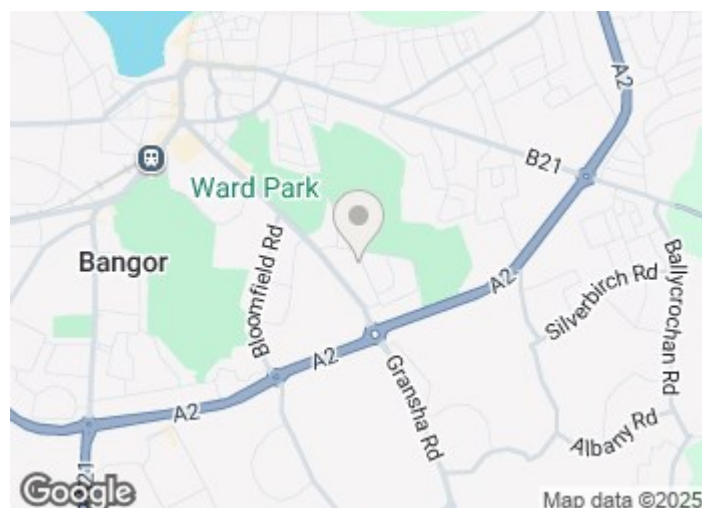
## OUTSIDE

### FRONT

Tarmac driveway for ample car parking.

### REAR

Terraced decking with covered area. Timber shed with power. Garden in artificial grass. Paved patio.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

