



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

**028 9127 1185**

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 9 HAWTHORNE COURT

Bangor BT20 3HR

- Spacious Lounge
- Superb Kitchen/Dining
- 4 Bedrooms (2 Ensuites)
- Phoenix Gas Heating System
- uPVC Double Glazing
- Integral Garage / Utility Room
- Open Outlook at Rear
- Cul de Sac
- Well Presented Throughout
- No Onward Chain

Energy Efficiency Rating		
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>		
(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 £220,000**

# 9 Hawthorne Court

, Bangor, BT20 3HR



**ACCOMMODATION**

Half double glazed entrance door leading to...

**ENTRANCE HALL**

Telephone point. Understairs storage cupboard.

**STAIRS TO LOWER GROUND FLOOR**

**FAMILY ROOM/ BEDROOM 4**

11'3" x 9'2" (3.43 x 2.79)  
Upvc double glazed French doors to rear.

**ENSUITE SHOWER ROOM**

Comprising: Tiled shower cubicle with 'Newteam' thermostatic power shower, pedestal wash hand basin with splash back. Built-in extractor fan.

**GROUND FLOOR**

**LOUNGE**

16'10" x 12'11" (5.13 x 3.94)  
Walnut laminated wood floor. T.V. Point. Upvc double glazed French doors leading to balcony. Open fireplace with multi fuel stove, slate hearth. Open Plan to Kitchen.....

**KITCHEN/ DINING AREA**

14'3" x 10'1" (4.34 x 3.07)  
Two tone grey range of high and low level cupboards and drawers with quartz work surfaces. 'Bosch' 4 ring induction hob and electric double oven. Chrome extractor canopy with 'Blanco' integrated extractor fan and light. Plumbed for dishwasher. One and half

tub single drainer stainless steel sink unit with mixer tap. Concealed lighting. 6 downlights. Part tiled walls. Ceramic tiled floor. Acova vertical mounted radiator.

**STAIRS TO FIRST FLOOR**

**LANDING**

Built-in store cupboard.

**BEDROOM 2**

14'4" x 10'1" (4.37 x 3.07)  
Range of built-in bedroom furniture. Telephone point. Upvc double glazed French doors leading to balcony.

**BEDROOM 3**

13'0" x 9'11" (3.96 x 3.02)

**BATHROOM**

White suite comprising panelled bath with mixer taps. Telephone shower attachment, corner tiled shower cubicle with jet steam power shower. Pedestal wash hand basin with mixer taps and W.C. Built-in extractor fan. Part tiled walls.

**STAIRS TO LANDING**

Built-in storage cupboard. Double glazed Velux window.

**BEDROOM 1**

17'7" x 10'3" (5.36 x 3.12)  
2 double glazed Velux windows. T.V. Point. 6 downlights.

**ENSUITE BATHROOM**

Comprising: Panelled bath with mixer taps and thermostatic shower over. Wash hand basin with mixer taps. W.C. Part tiled walls. Built-in extractor fan. 4 downlights. Chrome towel rail. Walnut laminated wood floor.

**OUTSIDE**

**INTEGRAL GARAGE**

17'10" x 9'7" (5.44 x 2.92)  
Electric roller door. Light and power.

**UTILITY ROOM**

Range of cream high and low cupboards and drawers with roll edge work surfaces. Plumbed for washing machine.

**FRONT**

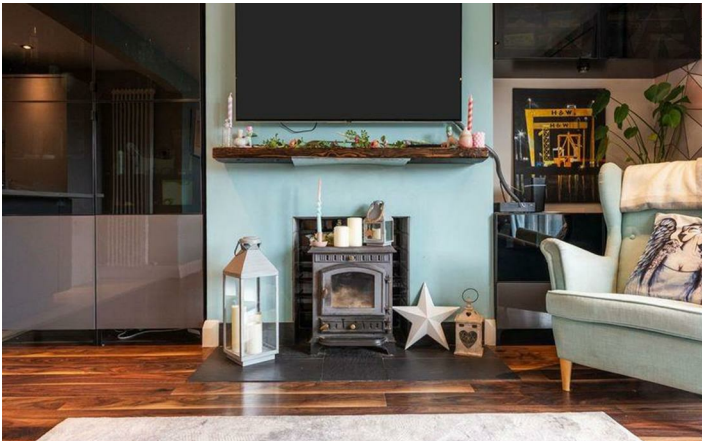
Off street parking at front and side. Car port.

**REAR**

Enclosed garden in lawn with decked patio and covered seating area. Outside store.



## 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.

