



110 WILLOWBROOK PARK

Bangor BT19 7FZ

- 3 Bedrooms (Ensuite)
- 1+ Reception Room
- Phoenix Gas Heating System
- uPVC Double Glazing
- Modern Kitchen
- White Bathroom Suite
- Cul De Sac
- Well Presented Throughout
- Immediate Possession

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	75	75
		EU Directive 2002/91/EC

Offers Around £135,000

110 Willowbrook Park

, Bangor, BT19 7FZ



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

LOUNGE

17'2" x 13'0" (5.23m x 3.96m)

Open fireplace with gas fire, cast iron surround. Laminated wood floor. 8 Pane double doors with bevelled glass into ...

KITCHEN/DINING AREA

16'3" x 11'8" (4.95m x 3.56m)

Range of cream high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Extractor hood with integrated extractor fan. 3 Downlights. fan and light. Plumbed for

dishwasher and washing machine.

Part tiled walls. Part laminated wood floor. Part ceramic tiled floor. uPVC double glazed French doors.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

16'1" x 13'4" at widest pts (4.90m x 4.06m at widest pts)

ENSUITE

Comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. Built-in

extractor fan. 3 Downlights.

BEDROOM 2

13'5" x 12'9" (4.09m x 3.89m)

BEDROOM 3

8'3" x 6'9" (2.51m x 2.06m)

SHOWER ROOM

White suite comprising: Walk-in shower with Thermostatic shower. Wash hand basin with mixer tap. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan. 4 Downlights. Chrome heated towel rail.

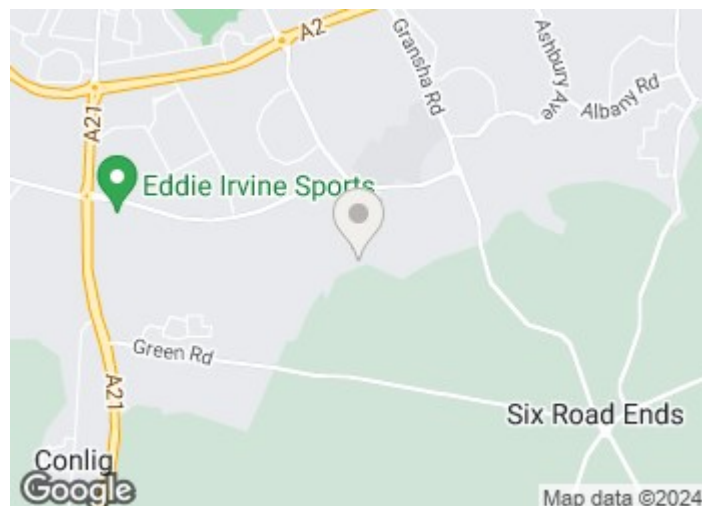
OUTSIDE

FRONT

Garden in stones. Off street parking.

REAR

Enclosed garden with patio area. Tap. Light.



Directions



Floor Plan

110, Willowbrook Park, BANGOR, BT19 7FZ



Ground Floor



First Floor

Total Area: 101.1 m² ... 1088 ft²

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 firms 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			
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(48-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	Current	Potential	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(48-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	Current	Potential	
<p>Northern Ireland</p> <p>EU Directive 2002/91/EC</p>			<p>Northern Ireland</p> <p>EU Directive 2002/91/EC</p>			

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



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