



ULSTER PROPERTY SALES

# UPS

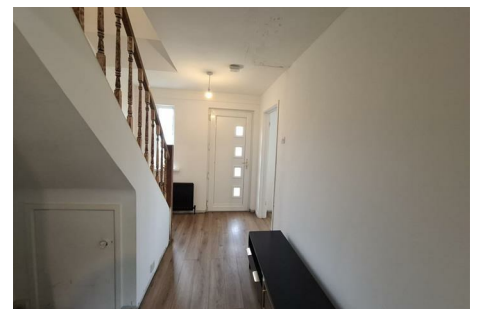
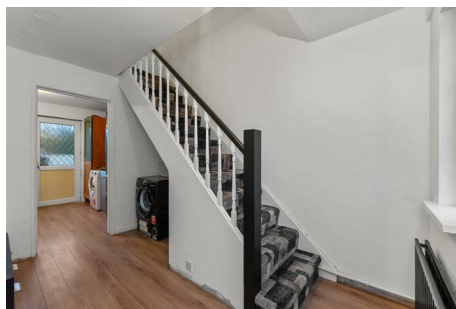
**BANGOR BRANCH**

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

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 13 ASHBURY ROAD

Bangor BT19 6TZ

- Red Brick Semi Detached Villa
- 3 Bedrooms, 1+ Reception
- White Bathroom Suite
- Serviceable Kitchen
- Gas Fired Heating System
- Double Glazing
- Front & Rear Gardens
- Sought After Residential 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>		
(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 Around £167,500**

# 13 Ashbury Road

, Bangor, BT19 6TZ



## ACCOMMODATION

White uPVC double glazed front door.

## ENTRANCE HALL

Wooden laminated flooring. Double panel radiator. White uPVC double glazed window.

## LOUNGE

13'5" max x 11'3" (4.09m max x 3.43m)

White uPVC double glazed windows.

Wooden laminate flooring. Double panel radiator. Open plant arch to ....

## DINING AREA

9'9" x 8'9" (2.97m x 2.67m)

White uPVC double glazed windows.

Double panel radiator. Wooden laminate flooring.

## KITCHEN

11'2" max x 8'8" max (3.40m max x 2.64m max)

High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer

taps. Extractor fan. Integrated 4 ring hob and oven. Plumbed for washing machine and dishwasher. Wooden laminate flooring. Single panel radiator. White uPVC double glazed windows and rear door.

## STAIRS TO FIRST FLOOR LANDING

Single panel radiator. Access to roofspace.

## BEDROOM 1 (Rear)

13'1" max to rear of open shelving x 8'9"

(3.99m max to rear of open shelving x 2.67m)

White uPVC double glazed windows.

Wooden laminate flooring. Single panel radiator. Open Shelving.

## BEDROOM 2 (Front)

11'3" x 10'1" (3.43m x 3.07m)

White uPVC double glazed windows. Single panel radiator.

## BEDROOM 3 (Front)

8'1" x 7'9" (2.46m x 2.36m)

White uPVC double glazed windows. Single panel radiator. Open wardrobe space.

## BATHROOM

White suite comprising: Bath with mixer taps and telephone hand shower. Low flush W.C. Pedestal wash hand basin. Built-in shelved cupboard. Tiled floor. Part tiled walls. White uPVC double glazed windows. Single panel radiator.

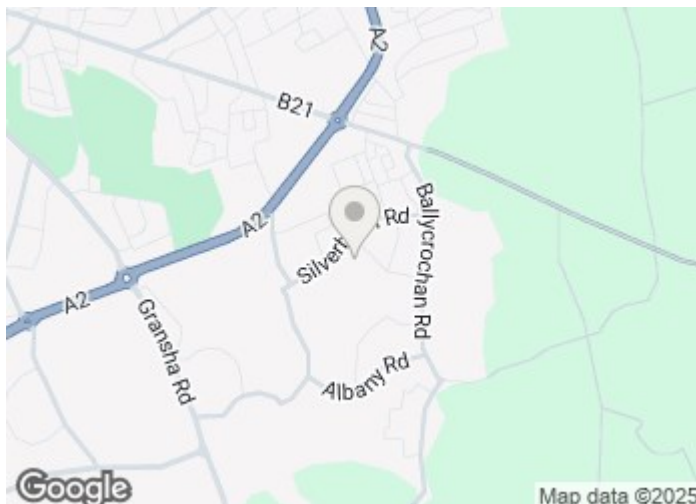
## OUTSIDE

### FRONT

Garden laid in lawn. Driveway.

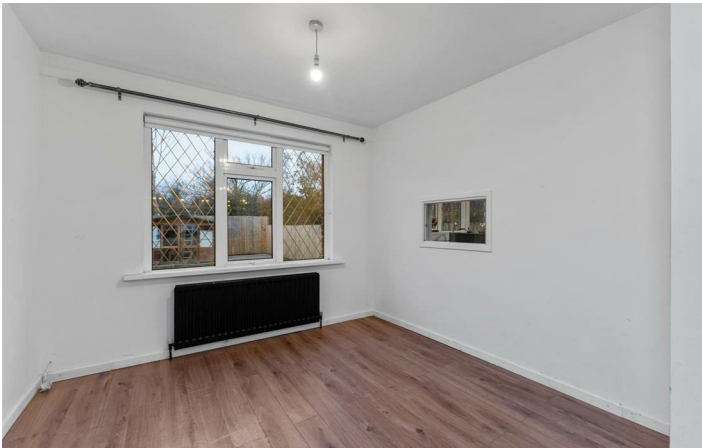
### ENCLOSED REAR

Garden laid in lawn. Outside tap. Garden gate into Linear Park.



## 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.

