



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



25 DOROTHY AVENUE

Bangor BT20 4PG

- 3 Bedrooms
- 1+ Reception Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- Downstairs Shower Room
- Upstairs Wash Room
- Detached Garage
- Well Proportioned Site
- Plenty Of Potential
- No Onward Chain

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		
		EU Directive 2002/91/EC

Offers Over £170,000

25 Dorothy Avenue

, Bangor, BT20 4PG



ACCOMMODATION

ENTRANCE HALL

uPVC double glazed front door and matching side panels. Laminate wood flooring. Cornice. Cloakspace.

LOUNGE/DINING ROOM

23'8" x 11'5" (x 8'9" into door recess) (7.21m x 3.48m (x 2.67m into door recess))
Chipped marble fireplace with polished granite mantel and hearth, baxi grate.
Laminate wood flooring. Cornice.

KITCHEN

11'1" x 8'9" (3.38m x 2.67m)
Range of High and low units with laminate work tops. Breakfast bar with concealed lighting over. Single drainer stainless steel sink unit with mixer taps. Built-in 4 ring Siemens ceramic hob with canopy over, strip light and Vent Axia extractor. Built-in Neff double oven. Tiled walls. Broom cupboard.

UTILITY ROOM

6'10" x 5'3" (2.08m x 1.60m)
Plumbed for washing machine. Gas Boiler.

BEDROOM 1

11'5" x 11'2" (3.48m x 3.40m)

SHOWER ROOM

Soft cream suite comprising: Large shower cubicle with Mira Advance electric shower.
Vanity unit with inset sink and cupboard and drawers under. W.C. Tiled walls with mirror and shelf inset and 3 downlights over.
Ceramic tiled floor. Panel ceiling with 4 low voltage downlights and extractor.

FIRST FLOOR LANDING

Hotpress with lagged hot water cylinder and external immersion heater.

BEDROOM 2

12'6" x 11'3" (3.81m x 3.43m)
Wall to wall range of fitted robes with sliding mirror doors.

BEDROOM 3

14'6" x 11'8" max (4.42m x 3.56m max)
2 Built-in shelved cupboards.

WASH ROOM

White suite comprising: Vanity unit with wash hand basin and cupboards and drawers under. W.C. Tiled walls. Ceramic tiled floor.

OUTSIDE

DETACHED GARAGE

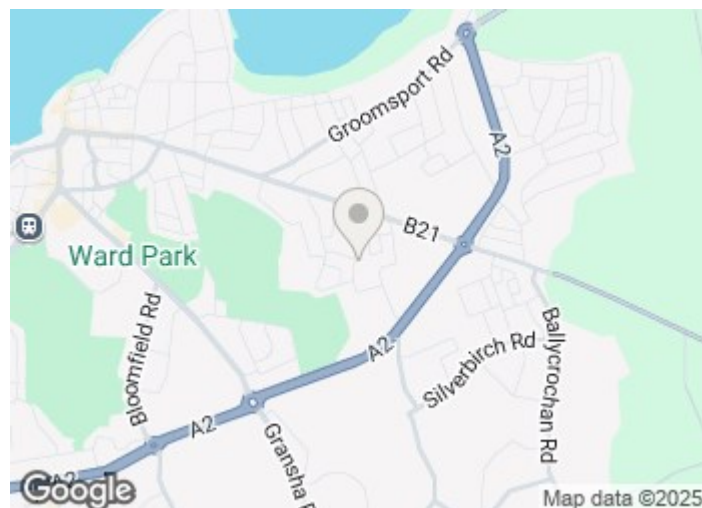
17'6" x 9'8" (5.33m x 2.95m)
Up and over. Light and power.

FRONT

Garden in pink pebbles with shrubs. Tarmac Driveway.

REAR GARDEN

Garden. Paved patio. Outside tap and security light.



Directions



Floor Plan

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