



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2A ROBINSON ROAD

Bangor BT19 6NJ

- New Build approximately 1325 SQ FT
- 3 Bedrooms (Ensuite)
- 2 Reception Rooms
- Black Ash uPVC Double Glazing
- Heat Recovery System / Solar Panels
- Ground Floor Under Floor Heating / Phenix Gas
- High Specification Throughout
- 10 Year Build Guarantee

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 £325,000

2a Robinson Road

, Bangor, BT19 6NJ



ACCOMMODATION

ENTRANCE HALL

5 Downlights.

LOUNGE

14'5" x 12'10" (4.39m x 3.91m)

BEDROOM 3

11'11" x 8'7" (3.63m x 2.62m)

BATHROOM

11'11" x 6'0" (3.63m x 1.83m)

White suite comprising: Free standing bath with mixer tap. Corner shower with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin with mixer taps. W.C. Part tiled walls. Chrome heated towel rail. 3 Downlights.

KITCHEN / DINING / LIVING

32'0" x 13'0" at widest point (9.75m x 3.96m at widest point)

Dusty grey high and low level cupboards and drawers with oak roll edge work surfaces. Beko ceramic hob and oven with microwave. Cooke & Lewis extractor canopy with integrated fan and light. Candy washer/dryer. Logik integrated fridge/freezer. Logik integrated dishwasher. 14 Downlights.

STAIRS TO LANDING

BEDROOM 1

15'11" x 15'8" narrowing to 8'11" (4.85m x 4.78m narrowing to 2.72m)

ENSUITE

Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor.

BEDROOM 2

16'0" x 11'11" (4.88m x 3.63m)

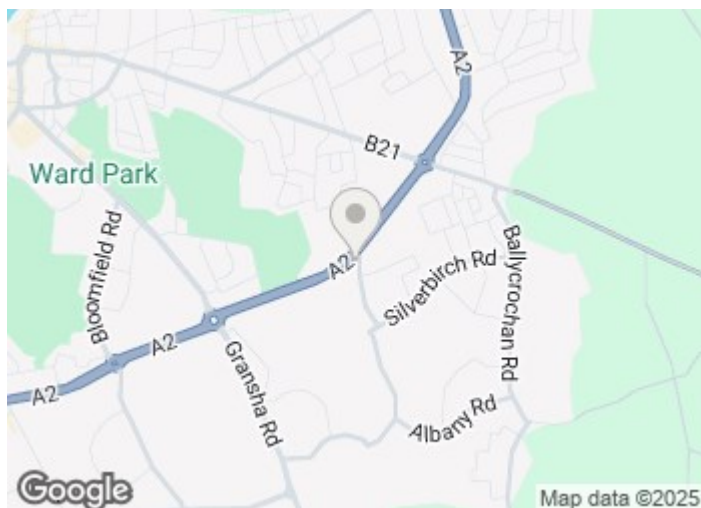
OUTSIDE

FRONT

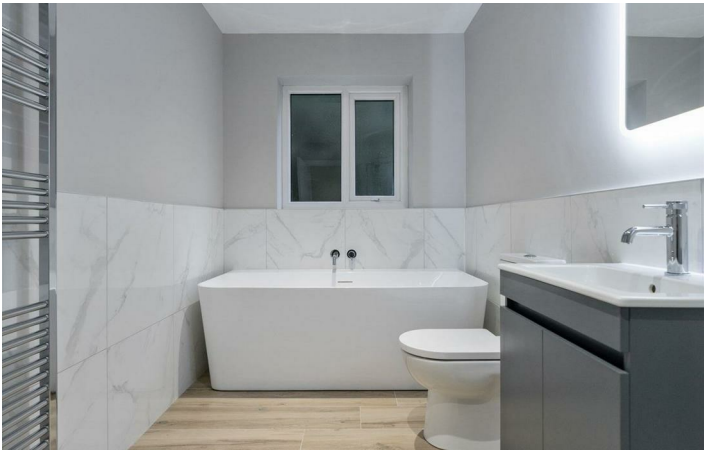
Garden in lawn with hedging. Lights.

REAR

Enclosed garden with paved patio. Tap. Lights.

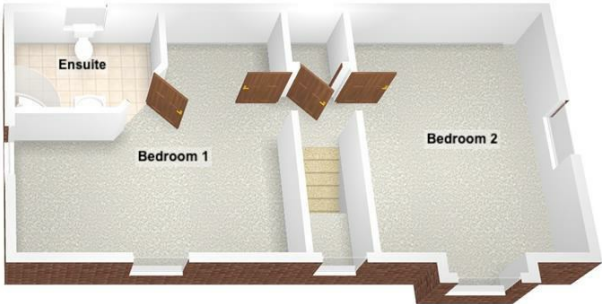


Directions



Floor Plan

2a Robinson Road, BANGOR, BT19 6NJ



Ground Floor

First Floor

Total Area: 123.1 m² ... 1325 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		
Very energy efficient - lower running costs	(92 plus) A	Current	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current
	(91-91) B	Potential	(91-91) B		
	(89-88) C		(89-88) C		
	(85-84) D		(85-84) D		
	(81-80) E		(81-80) E		
	(77-76) F		(77-76) F		
	(73-72) G		(73-72) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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