



2 HAZELDENE PARK

Bangor BT20 4RF

- 3 Bedrooms (Ensuite)
- Spacious Lounge
- Beech Kitchen / Living / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Bathroom Suite
- Handy Location
- Cul De Sac

| 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 | | | |
| | | 47 | 57 |
| Northern Ireland | | EU Directive 2002/91/EC | |

Offers Over £250,000

2 Hazeldene Park

, Bangor, BT20 4RF



PLEASE NOTE

****THE PHOTOGRAPHS WERE TAKEN PRIOR TO THE PRESENT TENANCY****

ACCOMMODATION

ENTRANCE PORCH

Tiled floor.

ENTRANCE HALL

Solid oak wood flooring. Built in storage cupboard.

LOUNGE

16'9" x 11'4" (5.11m x 3.45m)

Open fireplace with wood surround. Solid oak wood flooring. Cornice. 2 Wall light points.

KITCHEN/LIVING/DINING AREA

21'11" x 12'3" (6.68m x 3.73m)

Range of beech high and low level cupboards and drawers with roll edge

work surfaces. Stainless steel extractor hood with integrated fan and light. Plumbed for dishwasher and washing machine. Part tiled walls. Tiled floor. 14 Downlights. uPVC double glazed French doors to rear.

BEDROOM 1

13'10" x 11'3" (4.22m x 3.43m)

ENSUITE

White suite comprising: Shower cubicle with Triton electric shower. Pedestal wash hand basin with mixer tap. W.C. Tiled walls. Tiled floor. 3 Downlights. Built-in extractor fan.

BEDROOM 2

12'4" x 8'10" (3.76m x 2.69m)

BEDROOM 3

11'3" x 7'3" (3.43m x 2.21m)

BATHROOM

White suite comprising: Corner bath. Shower cubicle with thermostatic shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Built-in extractor fan. Heated towel rail. 4 Downlights. Built-in hotpress with insulated copper cylinder and immersion heater.

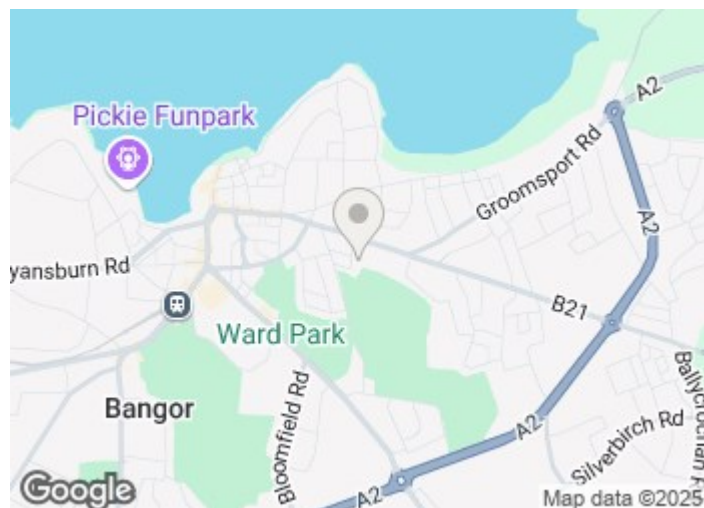
OUTSIDE

FRONT GARDEN

In lawn. Off street parking.

REAR

South facing rear garden laid in lawn with hedges. Decked patio area. Boiler house. PVC oil tank. Light.



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.

