

## 10 CLOVERHILL COURT

Bangor BT19 6QX

- 4 Bedrooms
- Conservatory
- Spacious Lounge
- White Gloss Kitchen
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Bathroom Suite
- Handy Downstairs Shower Room
- Outside Cabin / Games Room
- Well Presented Throughout

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 Over £240,000**

# 10 Cloverhill Court

, Bangor, BT19 6QX



## ACCOMMODATION

Composite entrance door into ...

### ENTRANCE HALL

Laminated wood floor.

### LOUNGE

13'5" x 11'2" (4.09m x 3.40m)

Open fireplace with cast iron surround and granite hearth. Hand painted mantel.

### KITCHEN

21'4" x 8'8" (6.50m x 2.64m)

Range of white gloss high and low level cupboards and drawers with roll edge work surfaces. Extractor canopy with integrated fan and light. 11/2 tub ceramic single drainer sink unit with mixer taps. Plumbed for washing machine. Laminated wood floor. Open plan to ...

### CONSERVATORY

10'8" x 9'0" (3.25m x 2.74m)

uPVC double glazed French doors leading to rear.

### INNER HALL

Laminated wood floor. Built-in storage cupboard.

### SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan.

### BEDROOM 4

10'8" x 8'11" (3.25m x 2.72m)

Built-in storage cupboard.

### STAIRS TO LANDING

### BEDROOM 1

12'11" x 8'8" (3.94m x 2.64m)

### BEDROOM 2

11'3" x 9'7" (3.43m x 2.92m)

### BEDROOM 3

8'1" x 7'10" (2.46m x 2.39m)

Built-in wardrobe.

### BATHROOM

White suite comprising: Bath with mixer taps and Thermostatic shower over. Vanity unit with inset wash hand basin. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan. Chrome heated towel rail.

### OUTSIDE

#### FRONT

Off street parking. Lights.

#### REAR

Enclosed garden in artificial grass. Covered patio area. Tap. Lights.

### CABIN

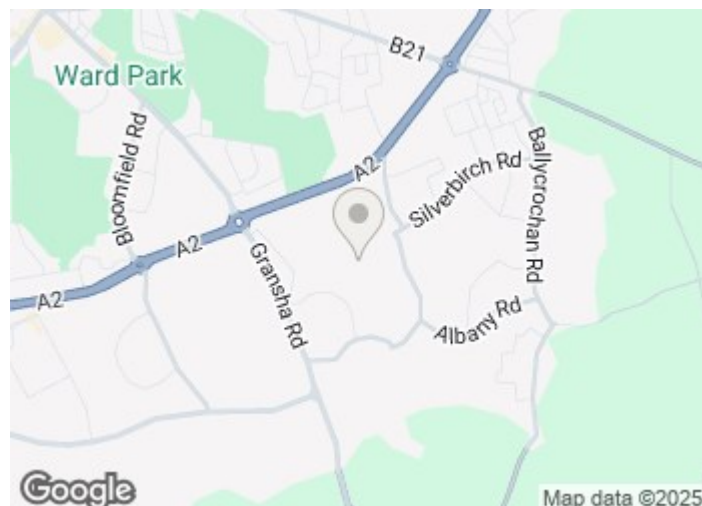
12'0" x 10'0" (3.66m x 3.05m)

Lights and power.

### GAMES ROOM

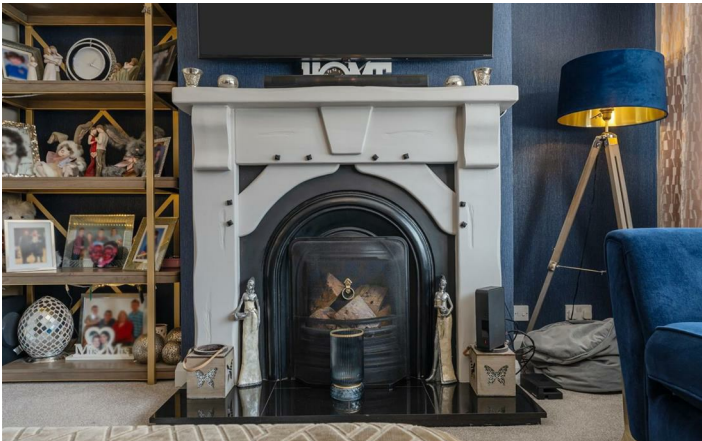
14'0" x 12'0" (4.27m x 3.66m)

Lights and power.



## Directions





Floor Plan

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