



ULSTER PROPERTY SALES

UPS

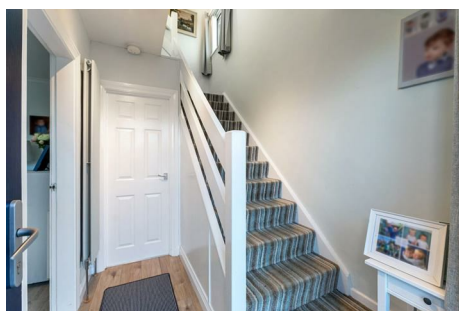
BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 FORTHILL CLOSE

Bangor BT19 1NY

- 3 Bedrooms
- Lounge
- Modern Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Handy Downstairs Wash Room
- Detached Garage
- Cul De Sac
- Well Presented Throughout.

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 £190,000

9 Forthill Close

, Bangor, BT19 1NY



ACCOMMODATION

Composite entrance door with opaque uPVC side panel into ...

ENTRANCE HALL

Laminated wood floor.

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Plumbed for washing machine. Gas boiler. Built-in extractor fan. 2 Downlights. Laminated wood floor.

LOUNGE

14'32" x 13'3" (4.27m x 4.04m)
Laminated wood floor.

KITCHEN/DINING AREA

20'9" x 10'3" (6.32m x 3.12m)
Range of modern high and low level cupboards and drawers with oak roll edge work surfaces. Built-in stainless

steel 5 ring gas hob and Bosch double oven. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Integrated dishwasher. Laminated wood floor. 10 Downlights.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

14'3" x 9'5" (4.34m x 2.87m)

BEDROOM 2

10'4" x 8'4" (3.15m x 2.54m)

BEDROOM 3

10'4" x 6'10" (3.15m x 2.08m)

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over. Vanity unit with inset wash hand

basin and mixer taps. W.C. 4 Downlights. Part tiled walls. Ceramic tiled floor.

OUTSIDE

DETACHED GARAGE

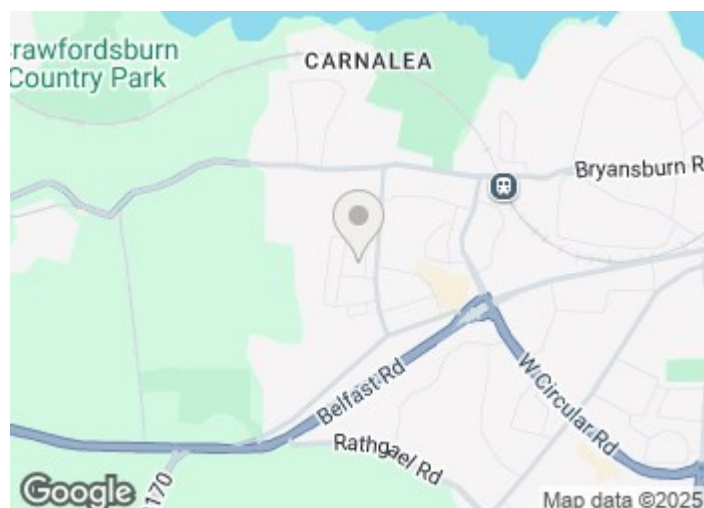
17'9" x 9'1" (5.41m x 2.77m)
Roller door. Light and power.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn. Paved patio. 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.

