



## 77 ABBEY PARK

Bangor BT20 4BZ

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- White Shower Room
- Detached Garage
- Large Rear Garden
- Open Aspect To Rear
- No Onward Chain

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>	69	71
(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 £225,000**

# 77 Abbey Park

, Bangor, BT20 4BZ



## ACCOMMODATION

Double doors into ...

## ENTRANCE PORCH

Tiled floor. Hardwood entrance door into ...

## ENTRANCE HALL

Laminated wood floor.

## WASH ROOM

Wash hand basin with splash back. W.C. Part tiled walls. Ceramic tiled floor.

## LOUNGE

14'10" x 9'4" (4.52m x 2.84m)

## DINING ROOM

11'2" x 9'4" (3.40m x 2.84m)

## KITCHEN

11'1" x 7'2" (3.38m x 2.18m)

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

work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Tiled walls. PVC panelled ceiling.

## STAIRS TO LANDING

## BEDROOM 1

14'11" x 11'3" (4.55m x 3.43m)

Range of built-in bedroom furniture.

## BEDROOM 2

12'0" x 8'2" (3.66m x 2.49m)

Built-in double wardrobe. Built-in wardrobe.

## BEDROOM 3

9'7" x 7'11" (2.92m x 2.41m)

Built-in storage cupboard.

## SHOWER ROOM

Corner shower with thermostatic shower

over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail.

## OUTSIDE

## DETACHED GARAGE

27'0" x 11'5" (8.23m x 3.48m)

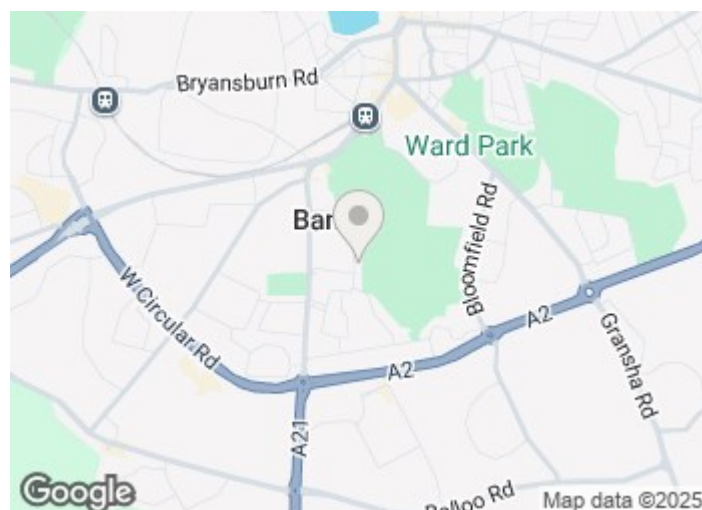
Up and over door, light and power. Wash hand basin. W.C.

## FRONT

Garden in lawn with trees and shrubs. Light.

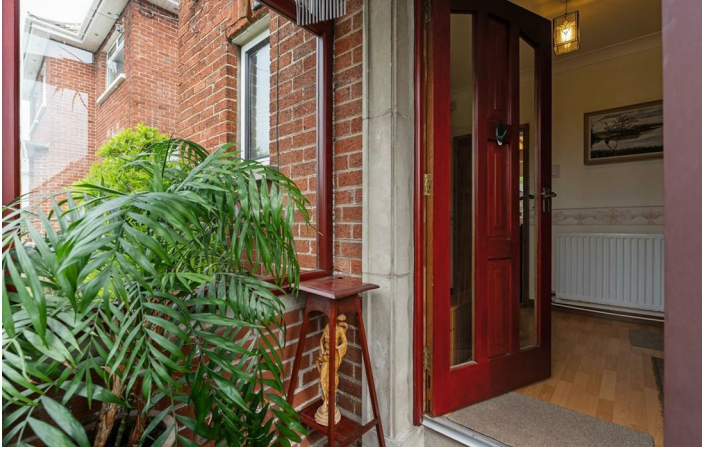
## REAR

Enclosed garden in lawn with trees and shrubs. Covered side area with light and power. Plumbed for washing machine. Sheds. Greenhouse.



## 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.

