



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 18 SPRINGHILL ROAD

Bangor BT20 3NR

- Well Presented Throughout
- 3 Bedrooms
- Spacious Lounge
- Open Plan Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Detached Garage
- Handy Location

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		
	71	71
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £250,000**

# 18 Springhill Road

, Bangor, BT20 3NR



## ACCOMMODATION

Composite entrance door into ...

## ENTRANCE HALL

## WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. 2 Downlights. Built-in extractor fan.

## LOUNGE

16'5" x 12'4" (5.00m x 3.76m)

Open fireplace with multi-fuel stove. Cast iron surround with slate hearth and oak mantel. Solid oak wood floor. 6 Downlights.

## KITCHEN

21'1" x 11'10" (6.43m x 3.61m)

Range of grey gloss soft closing high

and low level cupboards and drawers with oak roll edge work surfaces. Built-in 5 ring hob and oven under. Extractor canopy with integrated fan and light. Ceramic 11/2 single drainer sink unit with mixer tap. Integrated dishwasher. Part tiled walls. Ceramic tiled floor. 6 Downlights.

## STAIRS TO LANDING

## BEDROOM 1

12'5" x 11'11" (3.78m x 3.63m)

## BEDROOM 2

12'5" x 10'11" (3.78m x 3.33m)

## BEDROOM 3

8'11" x 8'2" (2.72m x 2.49m)

## BATHROOM

Comprising: Free standing bath with mixer tap. Corner shower with Thermostatic shower over and Drencher. Vanity wash hand basin with mixer tap. W.C. Part tiled walls. Anthracite radiator. 3 Downlights.

## OUTSIDE

## DETACHED GARAGE

18'3" x 9'4" (5.56m x 2.84m)

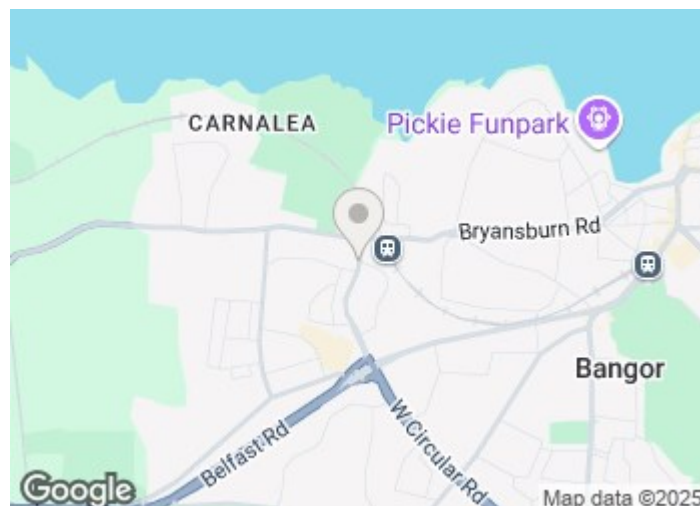
Up and over door. Light and power. Plumbed for washing machine.

## FRONT

Tarmac driveway. Light.

## REAR

Enclosed garden in lawn with trees and shrubs. Light and tap. Boiler house.



## 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.

