



ULSTER PROPERTY SALES

UPS

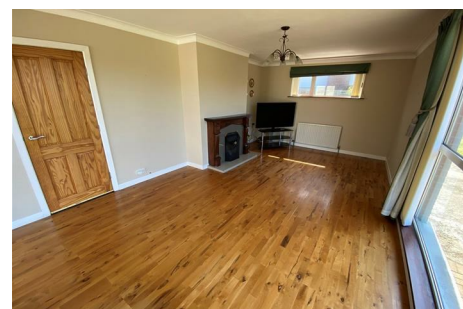
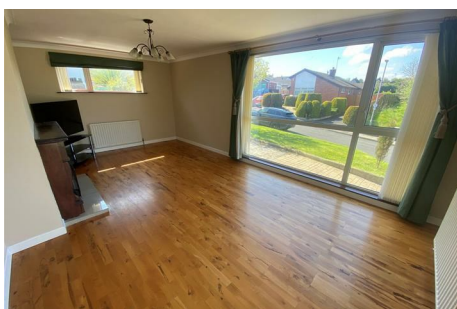
BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



5 AMBLESIDE DRIVE

Bangor BT20 4QB

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- White Kitchen
- White Bathroom Suite
- Open Aspect To The Front
- No Onward Chain

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 £260,000

5 Ambleside Drive

, Bangor, BT20 4QB



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Solid oak wood floor. 6 Downlights. Built-in cloaks cupboard.

LOUNGE

20'9" x 12'2" (6.32m x 3.71m)
Open fireplace with tiled surround and hearth, oak mantel. Laminated wood floor.

DINING AREA

11'7" x 8'11" (3.53m x 2.72m)

KITCHEN

17'7" x 15'7" at widest pts (5.36m x 4.75m at widest pts)
Range of hand painted high and

low level cupboards and drawers with roll edge work surfaces. Built-in Hotpoint 4 ring hob and double oven. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. AEG integrated dishwasher. Part tiled walls. Ceramic tiled floor. uPVC Double glazed patio door to rear. Double glazed Velux window.

BEDROOM 1

13'6" x 10'4" (4.11m x 3.15m)

BEDROOM 2/FAMILY ROOM

13'6" x 8'11" (4.11m x 2.72m)
Mock fireplace with Scrabo stone surround and floral tiled insets, tiled hearth. Laminated wood floor.

BEDROOM 3

10'2" x 10'1" (3.10m x 3.07m)

BATHROOM

White suite comprising: Panelled bath with corner shower and Mira electric shower. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Built-in hotpress with insulated copper cylinder and immersion heater.

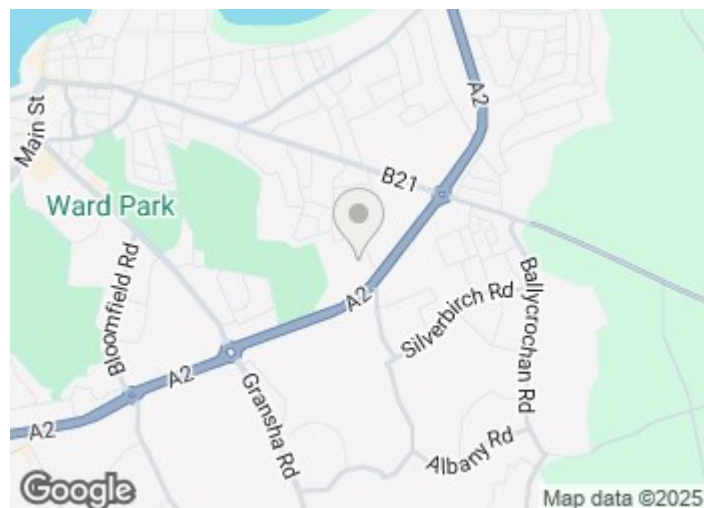
OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn. Tap. Boiler House. PVC oil tank. Light. Shed: 11'8" x 8'10"



Directions



Floor Plan

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