



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

88 Main Street, Bangor, County Down,  
BT20 4AG

**028 9127 1185**

[bangor@ulsterpropertysales.co.uk](mailto:bangor@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 46 MORSTON PARK

Bangor BT20 3ER

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Modern Kitchen
- White Bathroom Suite
- Detached Garage
- 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>		
(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		
	58	73
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £179,950**

# 46 Morston Park

, Bangor, BT20 3ER



## ACCOMMODATION

uPVC double glazed patio door into ...

## ENTRANCE PORCH

Opaque glazed door into ...

## ENTRANCE HALL

Laminated wood floor.

## LOUNGE

14'8" x 10'6" (4.47m x 3.20m)

Open fireplace with wood burning stove and slate hearth. Oak mantel.

Laminated wood floor. 2 Wall light points.

## DINING ROOM

9'11" x 9'8" (3.02m x 2.95m)

Laminated wood floor.

## KITCHEN

11'0" x 8'6" into door recess (3.35m x 2.59m into door recess)

Range of high and low level cupboards and drawers with oak roll edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Ceramic tiled floor.

## STAIRS TO LANDING

## BEDROOM 1

15'2" x 9'9" (4.62m x 2.97m)

## BEDROOM 2

9'11" x 9'9" (3.02m x 2.97m)

## BEDROOM 3

9'11" x 6'6" (3.02m x 1.98m)

## BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone shower

attachment. Corner shower with Aqualisha shower over. Vanity unit with inset wash hand basin. W.C. Tiled walls. Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## OUTSIDE

## DETACHED GARAGE

20'0" x 10'1" (6.10m x 3.07m)

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

## FRONT

Garden in lawn. Car port.

## REAR

Enclosed garden in pavestones. PVC oil tank. Light and tap.



## 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.

