



## 4 FORTHILL CLOSE

Bangor BT19 1NY

- Extended Semi
- 4 Bedrooms ( Ensuite )
- 1+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- White Bathroom Suite
- Detached Garage
- Cul De Sac
- 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £180,000**

# 4 Forthill Close

, Bangor, BT19 1NY



## ACCOMMODATION

Half leaded uPVC double glazed entrance door with matching side panel into ...

## ENTRANCE HALL

## LOUNGE

14'1" x 13'2" (4.29m x 4.01m)

6 Pane half glazed double doors into....

## KITCHEN/DINING AREA

20'8" x 10'3" (6.30m x 3.12m)

Range of oak effect high and low level cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Xpelair extractor fan.

## INNER HALL

## BEDROOM 1

16'0" x 11'10" (4.88m x 3.61m)

## WET ROOM

Comprising: Walk-in shower with Triton electric shower. Pedestal wash hand basin. W.C. Part tiled walls. Double glazed Velux window.

## STAIRS TO LANDING

## BEDROOM 2

14'0" x 9'6" (4.27m x 2.90m)

## BEDROOM 3

10'3" x 8'2" (3.12m x 2.49m)

## BEDROOM 4

10'4" x 6'9" (3.15m x 2.06m)

## BATHROOM

White suite comprising: Panelled bath with Triton Aqualisha shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling.

## OUTSIDE

## DETACHED GARAGE

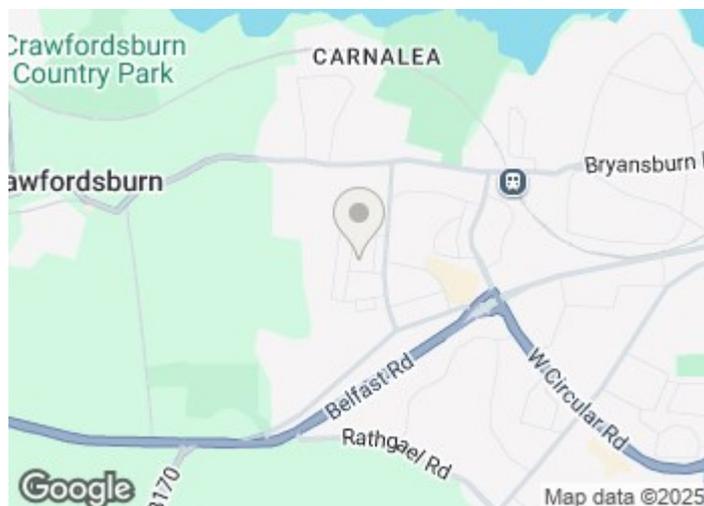
19'3" x 9'9" (5.87m x 2.97m)

## FRONT

Garden in lawn with trees and shrubs.

## REAR

Enclosed rear in concrete. Light and tap.

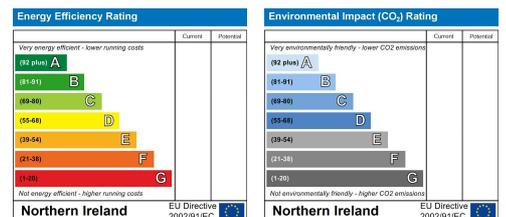


## Directions



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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