



18 BELMONT AVENUE

Bangor BT19 1NG

- Location, Location, Location
- Appealing Bangor West Semi Chalet
- Lounge & Separate Dining Area
- Serviceable Kitchen
- 3 Bedrooms
- White Shower Room
- Oil Fired Central Heating
- Gardens Front & Rear & Detached Garage

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 Around £179,950

18 Belmont Avenue

, Bangor, BT19 1NG



ACCOMMODATION

White uPVC double glazed front door and white uPVC double glazed side panel windows.

ENTRANCE HALL

Wooden laminate flooring. Single panel radiator. Understairs cloak space.

LOUNGE

14'1" max x 13'3" max (4.29m max x 4.04m max) Part glazed internal door from hall. White uPVC double glazed window. 2 Double panel radiators. Tiled fireplace and hearth. Part glazed double doors to dining area.

DINING AREA

10'4" x 8'4" (3.15m x 2.54m) Wooden laminate flooring. Double panel radiator. White uPVC double glazed double doors to rear. Open access to kitchen.

KITCHEN

11'5" max x 10'6" max (3.48m max x 3.20m max) Part glazed door from hall. High and low level units. Glazed display cabinets. Roll edge work surfaces. Plumbed for washing machine and

dishwasher. Extractor fan. Wooden laminate flooring. White uPVC double glazed windows. White uPVC double glazed side access door.

STAIRS TO FIRST FLOOR LANDING

White uPVC double glazed window. Built-in cupboard with gas mounted boiler. Access to roofspace.

BEDROOM 1

11'7" max x 9'1" max (3.53m max x 2.77m max) White uPVC double glazed windows. Single panel radiator. Built-in wardrobe.

BEDROOM 2

10'3" max x 10'0" max (3.12m max x 3.05m max) White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring.

BEDROOM 3

10'1" x 6'3" (3.07m x 1.91m) White uPVC double glazed windows. Single panel radiator.

SHOWER ROOM

White suite comprising: Tiled shower cubicle with shower. Vanity unit with inset basin. Low flush W.C. Tiled walls and floor. Wall mounted

heated towel rail. Panelled ceiling with downlighters. Extractor fan. White uPVC double glazed window.

OUTSIDE

DETACHED GARAGE

18'7" max x 9'9" max (5.66m max x 2.97m max) Panelled up and over door. White uPVC double glazed window and side service door. Single glazed window.

FRONT

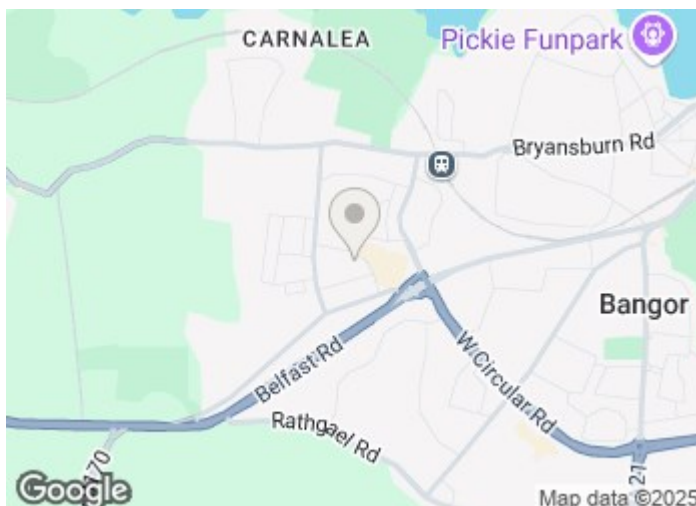
Garden laid in lawn, plants and shrubs. Tarmac drive. Light point.

ENCLOSED REAR

Mostly paved. Outside tap.

NOTE

*The vendor is related to a member of staff of Ulster Property Sales .



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.

