



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 18 DOROTHY AVENUE

Bangor BT20 4PG

- 3 Bedrooms
- Spacious Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- White Shower Room
- Detached Garage
- Corner Site
- 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>		63
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

**£280,000**

# 18 Dorothy Avenue

, Bangor, BT20 4PG



## ACCOMMODATION

Opaque uPVC double glazed entrance door into ...

## ENTRANCE PORCH

Tiled floor. Opaque uPVC double glazed door with opaque side panels into ...

## ENTRANCE HALL

Built-in cloaks cupboard. Wall light point.

## LOUNGE

19'3" x 16'4" at widest pts (5.87m x 4.98m at widest pts)  
Open fireplace with Quartz tiled surround and hearth.

## KITCHEN

10'10" x 10'5" (3.30m x 3.18m)  
Range of cream high and low level cupboards and drawers with roll edge work surfaces. 1 1/2 tub single drainer

stainless steel sink unit with mixer tap. Extractor hood with integrated fan and light. Plumbed for washing machine. Part tiled walls.

## BEDROOM 1

11'3" x 9'4" ( 3.43m x 2.84m)  
Range of built-in wardrobes.

## BEDROOM 2

11'2" x 10'11" at widest pt (3.40m x 3.33m at widest pt)

## BEDROOM 3

9'2" x 7'11" ( 2.79m x 2.41m)  
Hotpress with lagged copper cylinder and immersion heater.

## SHOWER ROOM

Comprising: Corner tiled shower cubicle with electric shower. Pedestal wash hand basin. W.C. Tiled walls. Pine ceiling. Chrome heated towel rail.

## SEPARATE W.C.

W.C. Tiled walls. Pine ceiling.

## OUTSIDE

## GARAGE

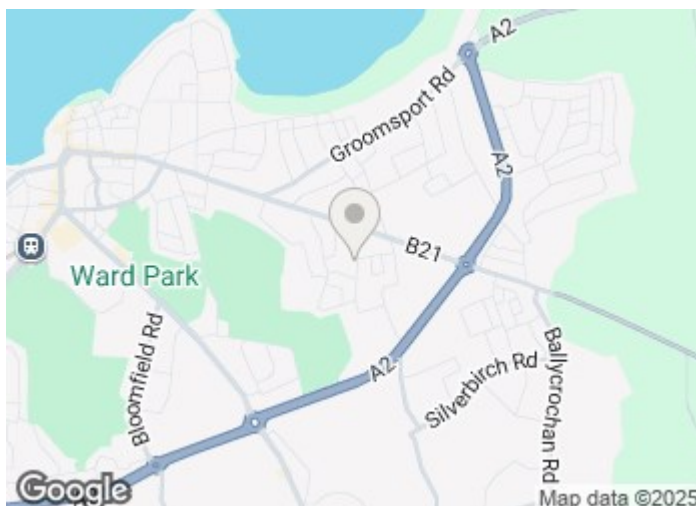
17'3" x 9'9" (5.26m x 2.97m)  
Up and over door. Light and power. Boiler house.

## FRONT & SIDE

Gardens in lawn with shrubs and hedging. Light.

## REAR

Garden in lawn with trees and hedging. Decked patio. Light. Tap. PVC Oil tank.



## 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.

