



ULSTER PROPERTY SALES

# UPS

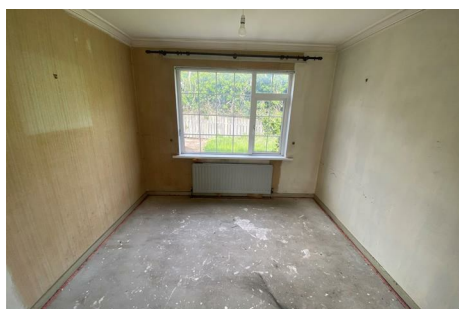
**BANGOR BRANCH**

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

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 6 CLOVERHILL GLEN

Bangor BT19 6XX

- Conservatory
- 3 Bedrooms
- Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Grey Kitchen
- White Bathroom Suite
- Attached 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		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £180,000**

# 6 Cloverhill Glen

, Bangor, BT19 6XX



**ACCOMMODATION**

uPVC double glazed entrance door into ...

**ENTRANCE HALL**

**LOUNGE**

13'4" x 11'2" (4.06m x 3.40m)  
Open fireplace with tiled surround and hearth.

**DINING AREA**

9'8" x 8'9" (2.95m x 2.67m)

**KITCHEN**

11'2" x 8'8" (3.40m x 2.64m)  
Range of modern high and low level cupboards and drawers with roll edge work surfaces. Built-in CDA 4 ring hob and oven under. Extractor canopy with integrated fan and light. Stainless steel extractor canopy with integrated fan and light Single drainer stainless steel

sink unit with mixer taps. Plumbed for washing machine. Part tiled walls.

**CONSERVATORY**

11'5" x 9'2" (3.48m x 2.79m)  
uPVC double glazed French doors leading to rear.

**STAIRS TO LANDING**

Built-in hotpress with lagged copper cylinder and Willis type immersion heater.

**BEDROOM 1**

12'11" x 8'10" (3.94m x 2.69m)

**BEDROOM 2**

11'1" x 9'8" (3.38m x 2.95m)

**BEDROOM 3**

7'11" x 7'9" (2.41m x 2.36m)  
Built-in wardrobe.

**BATHROOM**

White suite comprising: Panelled bath with Triton electric shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled walls and ceiling. 4 Downlights. Chrome heated towel rail. Built-in extractor fan.

**OUTSIDE**

( )

**ATTACHED GARAGE**

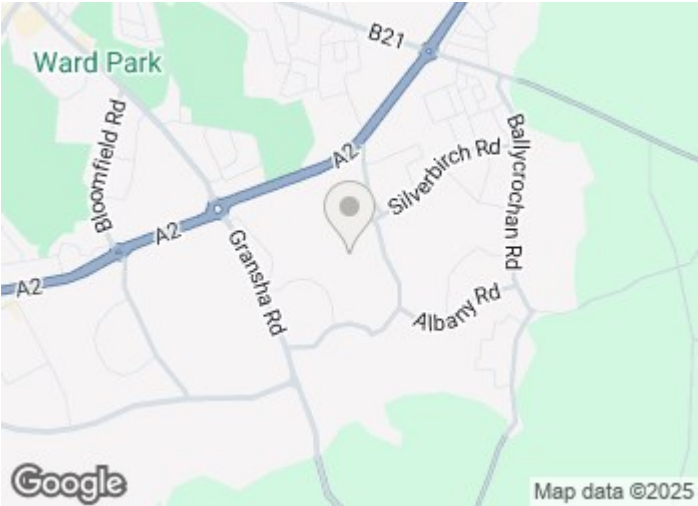
20'1" x 11'8" (6.12m x 3.56m)  
Up and over door. Oil fired boiler. Light and power.

**FRONT**

Garden in lawn.

**REAR**

Enclosed garden in lawn.



**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.

