




# 1 MORSTON PARK

Bangor BT20 3ER

- 3 Bedrooms
- 1+ Reception Room
- uPVC Double Glazing
- Phoenix Gas Central Heating
- Oak Kitchen
- White Shower room
- Utility Room / Wash Room
- Large Corner Site
- Well Presented Throughout
- 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>	65	71
EU Directive 2002/91/EC		

**Offers Over £270,000**

# 1 Morston Park

, Bangor, BT20 3ER



### ACCOMMODATION

uPVC double glazed entrance door with uPVC double glazed side panel into ...

### ENTRANCE PORCH

Ceramic tiled floor. Opaque entrance door with opaque glazed side panel into ...

### ENTRANCE HALL

built-in cloaks cupboard. Laminated wood floor. 5 Downlights.

### WASH ROOM

Comprising: Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 2 Downlights.

### LOUNGE

16'0" x 10'4" (4.88m x 3.15m)  
Open fireplace. Open plan to ...

### FAMILY/DINING AREA

11'3" x 10'4" (3.43m x 3.15m)  
uPVC double glazed French doors leading to rear.

### KITCHEN

9'11" x 7'10" (3.02m x 2.39m)  
Range of oak high and low level cupboard and drawers with roll edge work surfaces. Built-in Neff 4 ring gas hob and double oven. Ceramic 11/2 tub single drainer sink unit with mixer taps. Integrated fridge/freezer. Part tiled walls. Tiled effect laminated wood floor. 4 Downlights.

### UTILITY ROOM

Range of high and low cupboard with roll edge work surfaces. Single drainer stainless steel sink unit with mixer

taps. Plumbed for washing machine. Part tiled walls. 6 Downlights. Worcester bosch gas boiler. Tiled effect laminated wood floor.

### BEDROOM 1

12'11" x 10'0" (3.94m x 3.05m)

### BEDROOM 2

11'2" x 8'10" (3.40m x 2.69m)

### BEDROOM 3

10'0" x 7'1" (3.05m x 2.16m)

### SHOWER ROOM

Corner shower with Shower Lux Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Chrome heated towel rail.

### ROOFSPACE

Part floored. Light. Ladder.

### KITCHEN/LIVING

15'6" x 8'11" (4.72m x 2.72m)  
PLEASE NOTE - These alterations have no Building Control. White and grey range of high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring gas hob and double oven. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. 7 Downlights. Laminated wood floor.

### BEDROOM

10'11" 7'4" (3.33m 2.24m)

PLEASE NOTE - These alterations have no Building Control. Laminated wood floor. Fixed staircase to roofspace.

### SHOWER ROOM

PLEASE NOTE - These alterations have no Building Control. Comprising: Corner shower with Thermostatic shower. Vanity unit with inset wash hand basin. W.C. Part PVC and part pine panelled walls. 7 Downlights. Heated towel rail.

### OUTSIDE

#### FRONT & SIDE

Garden in lawn with trees and shrubs.

#### REAR

Garden in lawn with hedges. Light and tap.

#### OUTSIDE OFFICE

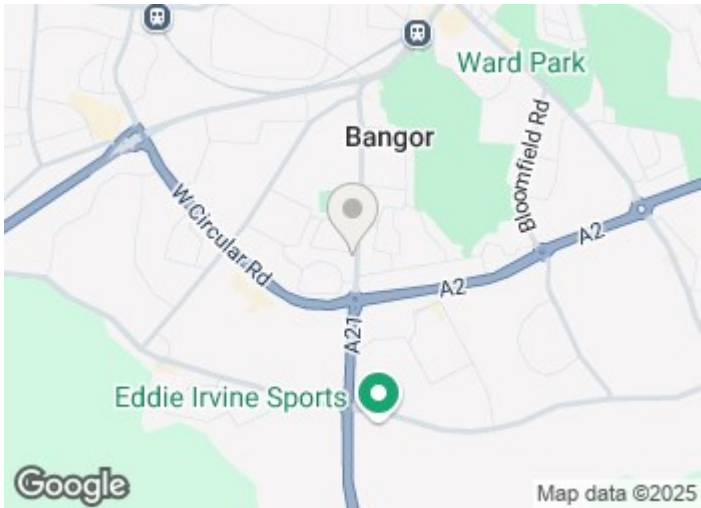
14'0" x 9'0" (4.27m x 2.74m)  
Laminated wood flooring. Light and power. 4 Downlights. Pedestal wash hand basin with mixer taps. W.C.

#### GARDEN SHED

10'0" x 8'0" (3.05m x 2.44m)  
Light and power.

#### OUTSIDE SUMMER HOUSE

8'0" x 8'0" (2.44m x 2.44m)  
With covered barbeque area. Fully insulated, PVC panelled walls and ceiling. 4 Downlights.



## Directions





Floor Plan

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