


## 36 BELLEVUE

Bangor BT20 5QW

- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- White Bathroom Suite
- Large Detached Garage
- Popular Location
- 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	69
EU Directive 2002/91/EC		

**Offers Over £275,000**

# 36 Bellevue

, Bangor, BT20 5QW



**ACCOMMODATION**

uPVC double glazed entrance door into...

**ENTRANCE HALL**

Understairs storage cupboard. Laminated wood floor. 4 Downlights.

**LOUNGE**

14'3"into bay x 11'10" (4.34minto bay x 3.61m)  
Open fireplace with cast iron surround and floral tiled insets, tiled hearth and oak mantel. 2 wall light points. Cornice. Picture rail.

**FAMILY ROOM**

11'11" x 11'11" (3.63m x 3.63m)

**KITCHEN**

21'1" x 8'9" (6.43m x 2.67m)  
Range of solid oak high and low level cupboards and drawers with roll edge work surfaces, incorporating unit display cabinets. Built-in Bosch 4 ring gas hob and double oven. Extractor hood with integrated fan and

light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. 11 Downlights.

**STAIRS TO LANDING**

Built-in hotpress with lagged copper cylinder and immersion heater. Worcester gas boiler. 6 Downlights.

**BEDROOM 3**

8'11" x 7'7" (2.72m x 2.31m)  
Picture rail.

**BATHROOM**

White suite comprising: Panelled bath with mixer tap and telephone shower attachment with Mira Excel shower over. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Pine ceiling. 2 Downlights.

**BEDROOM 1**

14'5" into bay x 11'10" (4.39m into bay x 3.61m)  
Cornice. Picture rail.

**BEDROOM 2**

11'11" x 11'11" (3.63m x 3.63m)  
Cornice. Picture rail. Ceiling rose.

**BEDROOM 4**

7'10" x 6'5" (2.39m x 1.96m)  
Picture rail.

**OUTSIDE**

**DETACHED GARAGE**

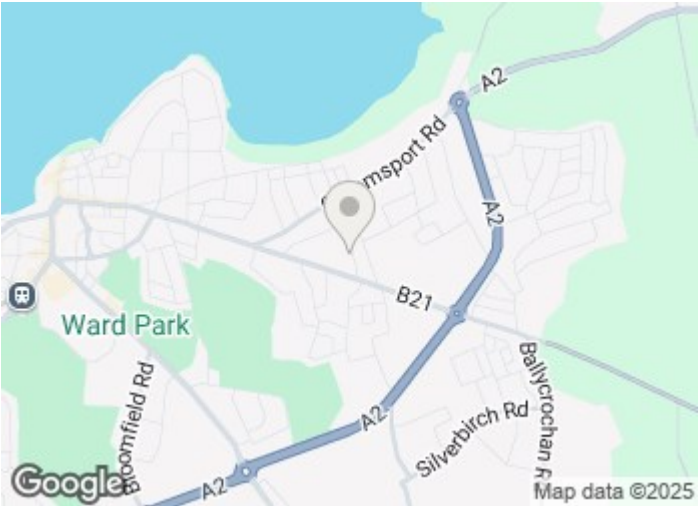
21'0" x 11'10" (6.40m x 3.61m)  
Up and over door. Light and power.

**FRONT**

Garden in lawn with shrubs.

**REAR**

Garden in lawn with trees and shrubs. Light and tap. Garden shed: 8'0" x 6'0"



## Directions



Floor Plan

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