

## 31 BELLEVUE

### Bangor BT20 5QW

- Newly Refurbished
- Flexible Accommodation
- Open Plan Living / Kitchen
- White Bathroom Suite
- uPVC Double Glazing
- Oil Fired Heating System
- Garage / Generous Rear Garden
- 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>	36	51
	EU Directive 2002/91/EC	

**Offers Over £225,000**

# 31 Bellevue

, Bangor, BT20 5QW



## ACCOMMODATION

Composite entrance door into ...

## ENTRANCE HALL

Laminated wood floor.

## LOUNGE / BEDROOM 3

11'11" x 10'6" (0.58m x 3.20m)

Open fireplace with brick surround and hearth. Laminated wood floor.

## DINING AREA

10'11" x 10'6" (3.33m x 3.20m)

Laminated wood floor. Cornice.

Open plan to ...

## KITCHEN

11'3" x 8'10" (3.43m x 2.69m)

Range of modern sage high and low level cupboards and drawers

with roll edge work surfaces. Built-in bath with mixer tap and telephone 4 ring hob and oven under.

Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Integrated Fridge / Freezer.

Plumbed for washing machine. Part tiled walls. Laminated wood floor. 6 downlights.

## BEDROOM 2

10'11" x 8'10" (3.33m x 2.69m)

Laminated wood floor.

## BEDROOM 1

9'4" x 8'1" (2.84m x 2.46m)

Laminated wood floor.

## BATHROOM

White suite comprising: Panelled

shower attachment. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls.

## OUTSIDE

## DETACHED GARAGE

19'10" x 8'10" (6.05m x 2.69m)

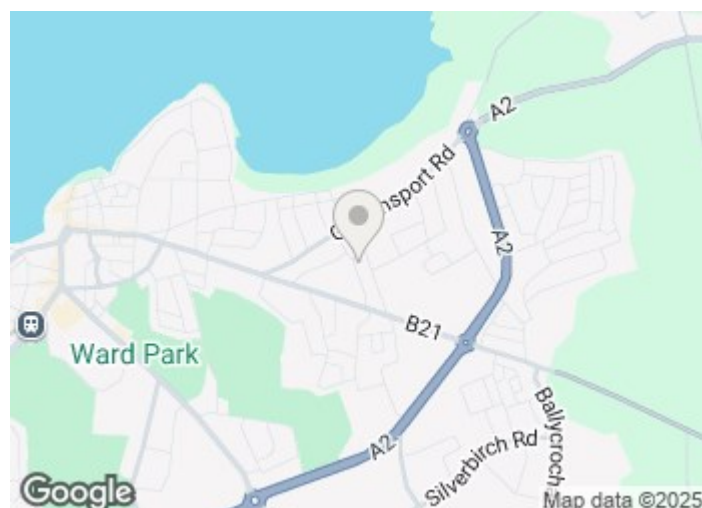
Light and power. W.C.

## FRONT

Garden in shrubs. light.

## REAR

Garden in shrubs. Paved patio area. Tap. light. Basement/storage space. Oil fired boiler. 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.

