

## 2 QUEENSBERRY PARK

Bangor BT20 3HD

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Cream Kitchen
- Shower Room
- Detached 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>		58
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**Offers Over £180,000**

## 2 Queensberry Park

, Bangor, BT20 3HD



### ACCOMMODATION

Half leaded entrance door into ...

### ENTRANCE HALL

### LOUNGE

12'10" x 12'7" (3.91m x 3.84m)

### KITCHEN

14'1" x 8'0" (4.29m x 2.44m)

Range of cream high and low level cupboards and drawers with roll edge work surfaces. Built-in Candy 4 ring hob and double oven. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer tap. Part tiled walls. Ceramic tiled floor.

### DINING AREA

10'5" x 8'11" (3.18m x 2.72m)

### STAIRS TO LANDING

### SHOWER ROOM

Comprising: Corner shower with Redring 8.5 Extra electric shower. Pedestal wash hand basin. W.C. Part tiled walls. Pine ceiling with 3 Downlights. Built-in extractor fan. Built-in hotpress with lagged copper cylinder and immersion heater.

### BEDROOM 1

12'10" x 10'1" (3.91m x 3.07m)

### BEDROOM 2

10'1" x 8'11" (3.07m x 2.72m)

### BEDROOM 3

8'5" into door recess x 8'5" (2.57m into door recess x 2.57m)  
Built-in wardrobe.

### ROOFSPACE

Folding ladder. Floored.

### DETACHED GARAGE

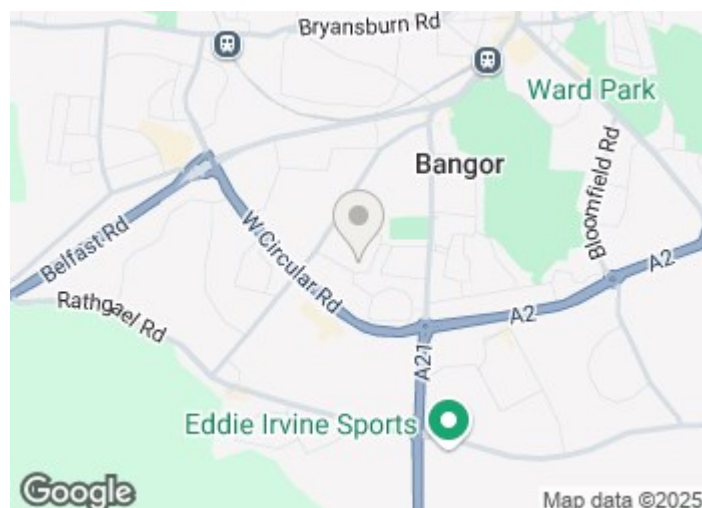
18'9" x 10'1" (5.49m x 3.07m)  
Oil fired boiler. Double drainer stainless steel sink unit with mixer taps.

### FRONT

Garden in lawn with shrubs.

### REAR

Enclosed garden in stones. Paved patio. 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.

