



## 9 SILVERBIRCH PARK

Bangor BT19 6ET

- 4 Bedrooms
- 2+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Newly Fitted Kitchen
- Downstairs Bathroom
- Upstairs Shower Room
- Detached Garage
- Cavity Wall Insulation
- 6Kwh PV system installed Dec 24

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>	83	83
		EU Directive 2002/91/EC

**Offers Over £330,000**

# 9 Silverbirch Park

, Bangor, BT19 6ET



### ACCOMMODATION

9 Pane oak door with side panel into ...

### ENTRANCE HALL

Built-in cloaks cupboard. Luxury Vinyl flooring.

### LOUNGE

21'2" x 13'7" narrowing to 10'9" (6.45m x 4.14m narrowing to 3.28m)  
Luxury Vinyl flooring.

### KITCHEN

13'0" x 10'7" (3.96m x 3.23m)  
Range of navy high and low level cupboards and drawers with compact laminate work surfaces. Extractor hood with Samsung integrated fan and light. Stainless steel single drainer stainless steel sink unit with mixer taps. Integrated fridge/freezer. Luxury Vinyl flooring.

### REAR PORCH

Boiler house.

### STUDY

11'0" x 8'11" (3.35m x 2.72m)  
Luxury Vinyl flooring.

### FAMILY ROOM / BEDROOM 4

10'10" x 9'0" at widest pt (3.30m x 2.74m at widest pt)  
Luxury Vinyl flooring.

### BEDROOM 3

12'2" x 10'10" (3.71m x 3.30m)

### UTILITY ROOM

9'5" x 8'6" (2.87m x 2.59m)  
Plumbed for washing machine. Shelving.  
Luxury Vinyl flooring.

### BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls.

### STAIRS TO LANDING

### BEDROOM 1

14'1" x 12'1" (4.29m x 3.68m)

### BEDROOM 2

13'1" x 10'10" (3.99m x 3.30m)  
Access to eaces. Laminated wood floor.

### SHOWER ROOM

Comprising: Tiled shower cubicle with Thermostatic shower. Vanity unit with inset wash hand basin. W.C. Panelled walls and PVC ceiling. Composite floor tiling. 3 Downlights. Anthracite heated towel rail. Double glazed Velux window.

### OUTSIDE

### DETACHED GARAGE

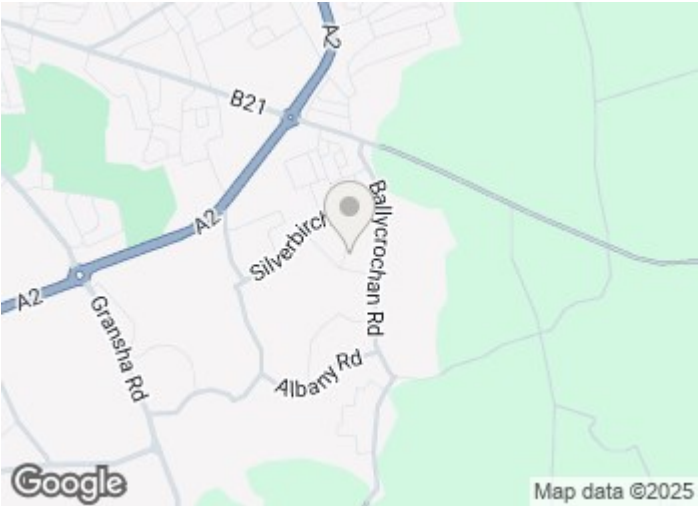
26'8" x 10'2" (8.13m x 3.10m)  
Roller door. Light and power.

### FRONT

Garden in lawn.

### REAR

Enclosed garden in lawn with shrubs. Composite decking. Lights. Tap. Outside power.



### 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.

