

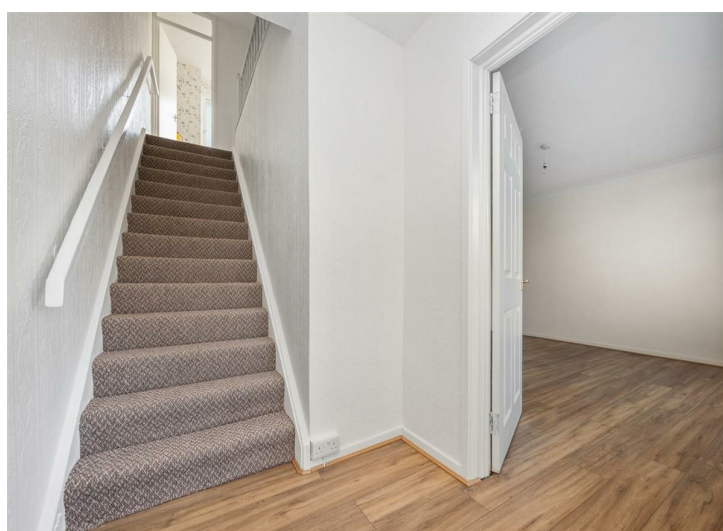


## 36 Orlock Gardens, Bangor, BT19 1SS

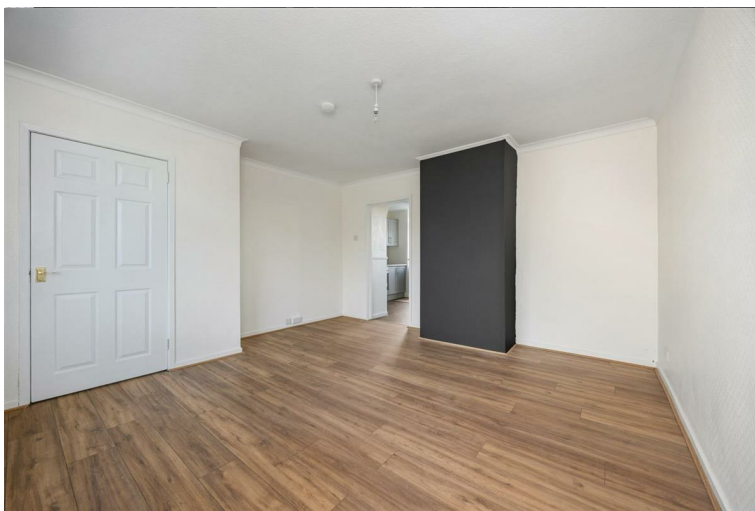
- Mid Terrace Property
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Convenient Location
- Recently Refurbished
- Lounge
- Bathroom; White Suite
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £129,950

EPC Rating E







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 14'0" x 13'11" (wps)

Wood laminate floor covering.

#### KITCHEN THROUGH DINING ROOM 17'7" x 10'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. PVC double glazed door leading to rear garden.



## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 12'0" x 10'10" (wps)

Built in wardrobe. Access to shelved hot press. Wood laminate floor covering.

### BEDROOM 2 10'9" x 10'5"

Built in wardrobe. Wood laminate floor covering.

### BEDROOM 3 8'11" x 8'9" (wps)

Built in wardrobe/store. Wood laminate floor covering.

### BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls.

### EXTERNAL

Front garden finished in lawn.

Entrance canopy.

Fully enclosed low maintenance rear garden with patio areas.

Outside tap.

External lighting.

Oil fired central heating boiler.

PVC oil storage tank.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.







**Recently refurbished, three bedroom terrace property, located within the conveniently situated Orlock Gardens, off Drumhirk Drive, Bangor.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, modern fitted kitchen, three well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys low maintenance gardens front and rear.**

**Other attributes include oil heating, PVC double glazing, and view over landscaped green.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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