



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



11 IRVINE CRESCENT

Bangor BT19 7XS

- Flexible Accommodation
- 4 Bedrooms
- 2 Reception Rooms
- Modern Kitchen / Utility Room
- White Bathroom Suite
- uPVC Double Glazing
- Phoenix Gas Heating System
- Well Presented Throughout
- Cul De Sac

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	65	70
		EU Directive 2002/91/EC

Offers Over £285,000

11 Irvine Crescent

, Bangor, BT19 7XS



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

15'0" x 12'9" (4.57m x 3.89m)

Open fireplace with cast iron surround and tiled hearth, Mexican pine mantel.

BEDROOM 4 / STUDY

9'0" x 8'10" (2.74m x 2.69m)

UTILITY ROOM

8'11" x 5'10" (2.72m x 1.78m)

Range of white high and low level cupboards with oak roll edge work surfaces. Wash hand basin with mixer tap and splash back. W.C. Plumbed for washing machine. Ceramic tiled floor.

BEDROOM 3

12'1" x 9'0" (3.68m x 2.74m)

Built-in double wardrobe with mirrored sliding doors.

KITCHEN

15'9" x 9'9" (4.80m x 2.97m)

Range of pavilion grey high and low level cupboards and drawers with roll edge work surfaces. Built-in Bosch 4 ring gas hob and oven under. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Lignum core oak herringbone floor. Part tiled walls. 8 Downlights. Open plan to ...

FAMILY ROOM/DINING ROOM

17'2" x 16'7" (5.23m x 5.05m)

Lignum core oak herringbone floor. 8 Downlights. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

16'9" x 11'7" (5.11m x 3.53m)

Double Velux window. Walk-in wardrobe. Access to eaves.

BEDROOM 2

12'10" x 7'5" (3.91m x 2.26m)

Double glazed Velux window.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with Thermostatic shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 2 Double glazed Velux windows. 3 Downlights.

OUTSIDE

DETACHED GARAGE

17'7" x 8'11" (5.36m x 2.72m)

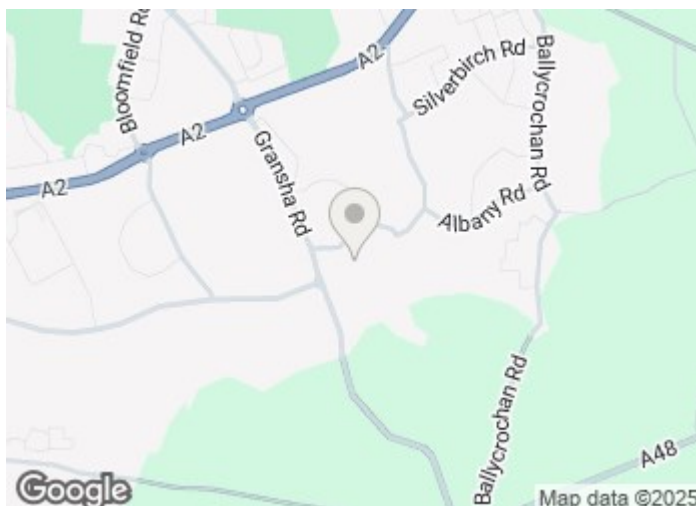
Roller door. Light and power.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn. Paved patio and lights. Tap. Outside power.



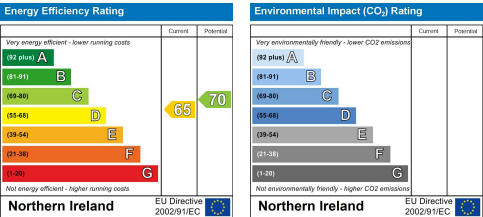
Directions



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark