



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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BT20 4AC

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NETWORK STRENGTH - LOCAL KNOWLEDGE



15 ALBANY AVENUE

Bangor BT19 6YH

- 3 Bedrooms
- 1+ Reception Room
- uPVC Double Glazing
- Oil Fired Heating System
- Ivory Kitchen
- White Bathroom Suite
- Large Rear Garden
- Cul De Sac
- No onward Chain

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		
EU Directive 2002/91/EC		

Offers Over £179,950

15 Albany Avenue

, Bangor, BT19 6YH



ACCOMMODATION

PVC entrance door into ...

ENTRANCE HALL

Built-in double wardrobe.

LOUNGE

13'3" x 11'0" (4.04m x 3.35m)

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

DINING AREA

9'9" x 8'9" (2.97m x 2.67m)

Lamianted wood floor.

KITCHEN

11'4" x 8'9" (3.45m x 2.67m)

Range of ivory high and low level

cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Extractor hood with integrated fan and light.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater.

BEDROOM 1

13'0" x 8'11" (3.96m x 2.72m)

BEDROOM 2

11'0" x 9'8" (3.35m x 2.95m)

BEDROOM 3

8'0" x 7'8" (2.44m x 2.34m)

BATHROOM

White suite comprising: Panelled bath with mixer taps and Thermostatic shower over. Pedestal wash hand basin. W.C. PVC panelled walls. 4 Downlights. Chrome heated towel rail.

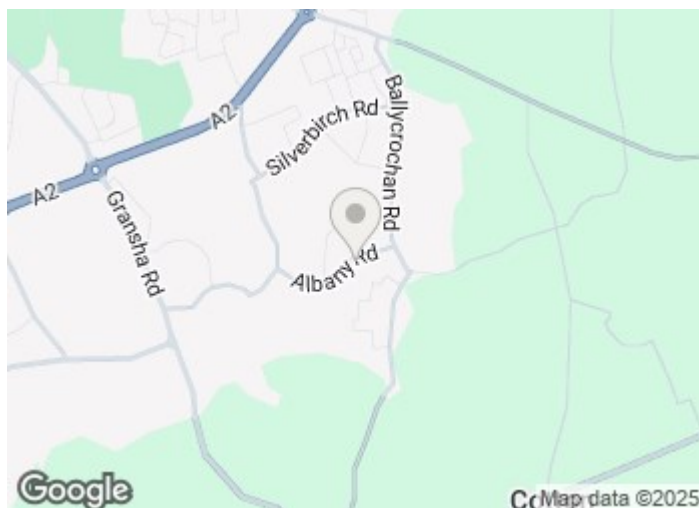
OUTSIDE

FRONT

Garden in lawn with shrubs. Light.

REAR

Enclosed garden in lawn with trees and shrubs. Paved patio area. Tap. Light. Boiler house. 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.

