



ULSTER PROPERTY SALES

UPS

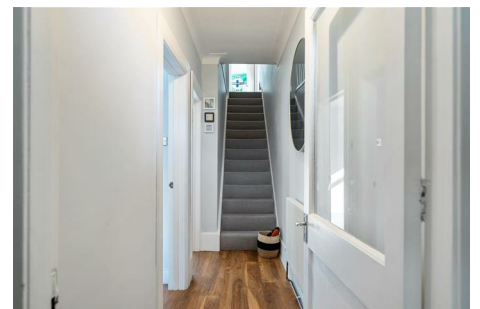
BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



16 GREENMOUNT AVENUE

Bangor BT20 3DF

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Cream Kitchen
- White Bathroom Suite
- Useful Floored Roofspace
- Well Presented Throughout
- Spacious Site
- 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		
	71	74
Northern Ireland		EU Directive 2002/91/EC

Offers Over £220,000

16 Greenmount Avenue

, Bangor, BT20 3DF



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE PORCH

Half glazed door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

12'11" x 11'1" (3.94m x 3.38m)

Open fireplace with multi-fuel stove with slate hearth and reclaimed brick surround. Laminated wood floor. Cornice.

DINING ROOM

11'9" x 11'4" (3.58m x 3.45m)

Laminated wood floor.

KITCHEN

18'6" x 9'1" (5.64m x 2.77m)

Range of modern high and low level cupboards and drawers with roll edge work surfaces. Stainless steel 5 ring gas hob and oven. Extractor hood with integrated fan and

light. Single drainer sink with mixer taps.

Plumbed for washing machine and dishwasher. Part tiled walls. Ceramic tiled floor. 6 low voltage downlights. Under stairs storage cupboard.

STAIRS TO LANDING

BEDROOM 3

9'2" x 8'0" (2.79m x 2.44m)

Laminated wood floor.

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over with Drencher. Vanity unit with inset wash hand basin. W.C. Ceramic tiled floor. Part tiled walls. 3 Downlights. Built-in extractor fan.

BEDROOM 2

11'5" x 9'2" (3.48m x 2.79m)

Laminated wood floor.

BEDROOM 1

15'0" x 10'5" (4.57m x 3.18m)

Cornice.

FLOORED ROOFSpace

14'9" x 10'1" (4.50m x 3.07m)

Fixed staircase. Double glazed Velux window. Light and power. Double panel radiator. Access to eaves.

OUTSIDE

FRONT

Garden in lawn.

SIDE

Garden in lawn with trees and shrubs.

REAR

Concrete area. Light.

OUTHOUSE

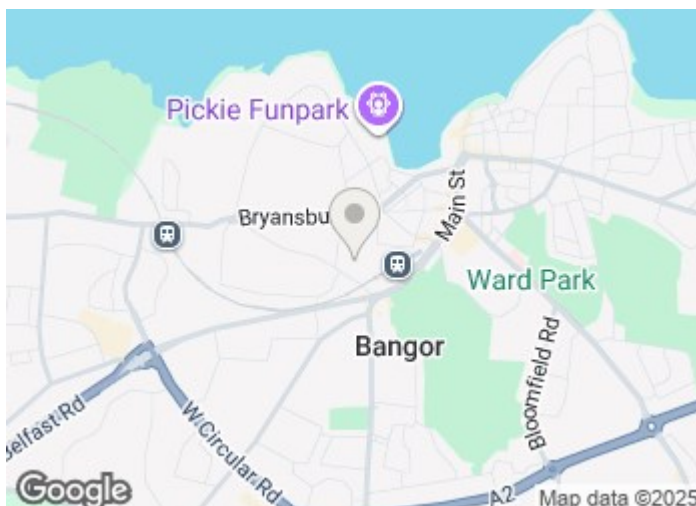
11'11" x 8'7" (3.63m x 2.62m)

Double doors. Light and power.

HOME GYM

11'8" x 11'1" (3.56m x 3.38m)

Light and power.



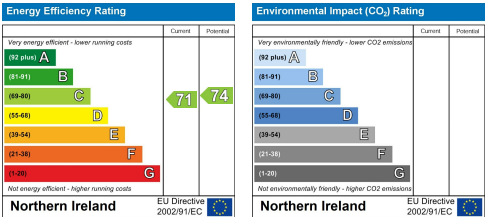
Directions



Floor Plan



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BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



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