



ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



16 RATHMORE PARK

Bangor BT19 1DQ

- Flexible Accommodation
- 3 Bedrooms
- Lounge
- uPVC Double Glazing
- Phonix Gas Heating System
- Spacious White Bathroom Suite
- Detached Garage
- Corner Site
- 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 £190,000

16 Rathmore Park

, Bangor, BT19 1DQ



ACCOMMODATION

uPVC double glazed entrance door with opaque uPVC double glazed side panel into ...

ENTRANCE HALL

Solid oak wood floor.

LOUNGE

11'11" x 11'2" (3.63m x 3.40m)
(Fireplace closed over). Laminated wood floor.

BEDROOM 3

12'0" x 9'1" (3.66m x 2.77m)
Range of built-in bedroom furniture.
Laminated wood floor.

BATHROOM

White suite comprising: Corner panelled bath with separate corner shower and Thermostatic shower over. Vanity unity with mixer taps. W.C. Tiled walls.

Anthracite heated towel rail. 4 Downlights. LVT flooring.

KITCHEN

18'0" x 8'6" (5.49m x 2.59m)
Range of pine fronted high and low level cupboards and drawers with roll edge work surfaces. Built-in Ariston 5 ring gas hob and double oven. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Solid oak wood floor. Concealed lighting.

REAR PORCH

5'2" x 4'6" (1.57m x 1.37m)
Plumbed for washing machine. Gas boiler.

STAIRS TO LANDING

BEDROOM 1

12'5" x 11'2" (3.78m x 3.40m)

BEDROOM 2

9'11" x 9'1" (3.02m x 2.77m)
Half pine panelled walls. Access to ...

WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Built-in extractor fan. Pine panelled walls and ceiling.

OUTSIDE

DETACHED GARAGE

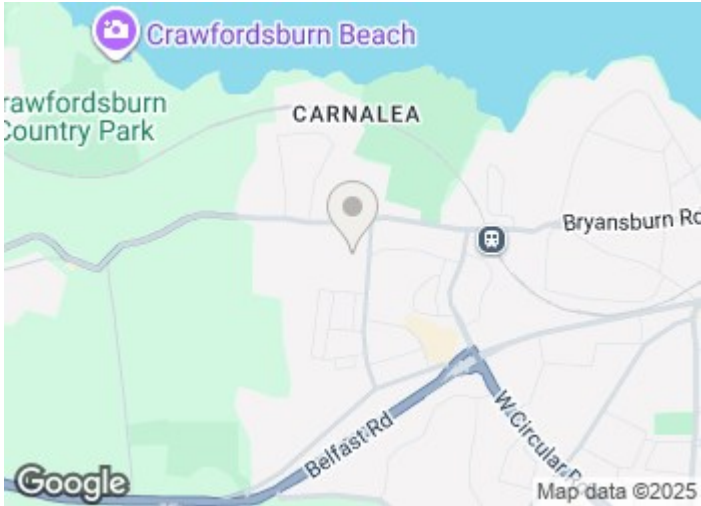
15'11" x 9'5" (4.85m x 2.87m)
Roller door. Light and power.

FRONT & SIDE

Garden in lawn with trees and shrubs. Lights.

REAR

Enclosed garden in concrete and brick paviors. Tap. Light. Garden shed: 12'0" x 8'0"



Directions



Floor Plan

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