



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 unit 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. 1 1/2 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

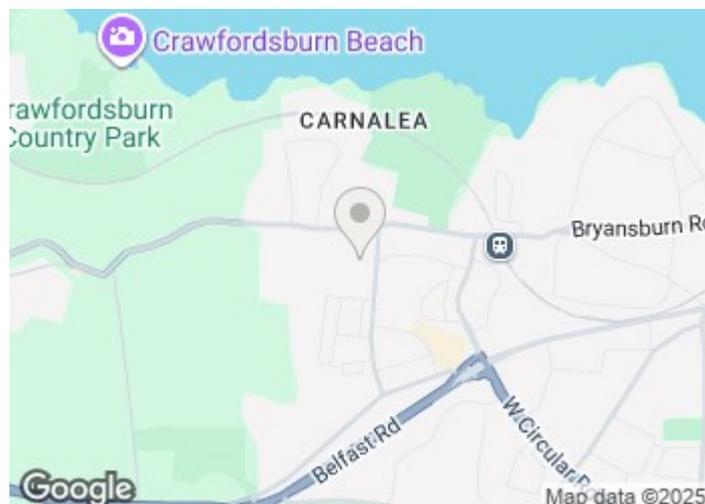
15'11" x 9'5" (4.85m x 2.87m)
Roller door. Light and power.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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