



ULSTER PROPERTY SALES

UPS

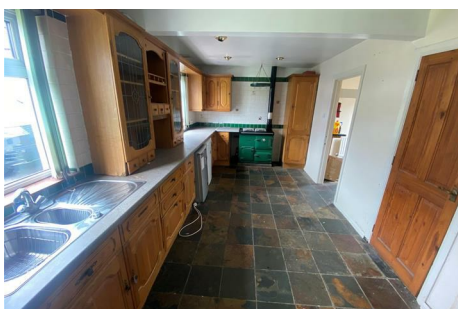
BANGOR BRANCH

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

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



28 BEXLEY PARKS

Bangor BT19 7UT

- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen / Utility Room
- Shower Room / Bathroom
- Attached 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 £220,000

28 Bexley Parks

, Bangor, BT19 7UT



ACCOMMODATION

Half opaque uPVC double glazed entrance door.

LOUNGE

15'5" x 12'0" (4.70m x 3.66m)

Mock fireplace with electric fire, marble effect surround and hearth, oak mantel. Laminated wood floor.

INNER HALL

Laminated wood floor.

KITCHEN

18'8" x 9'2" (5.69m x 2.79m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Rayburn Royal. 11/2 tub single drainer stainless steel sink unit with mixer taps. Chinese slate tiled floor. Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

UTILITY ROOM

8'7" x 5'11" (2.62m x 1.80m)

Single drainer stainless steel sink unit. Plumbed for washing machine and dishwasher.

SHOWER ROOM

Comprising: Shower cubicle with Thermostatic shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail. Extractor fan.

FAMILY ROOM

12'6" x 11'8" (3.81m x 3.56m)

Laminated wood floor.

DINING ROOM/BEDROOM 4

12'3" x 8'4" (3.73m x 2.54m)

STAIRS TO LANDING

Double glazed Velux window. Access to eaves.

BEDROOM 1

11'9" x 10'6" (3.58m x 3.20m)

2 Double glazed Velux windows. Laminated wood floor. Access to roofspace.

BEDROOM 2

8'7" widening to 11'11" x 9'7" (2.62m widening to 3.63m x 2.92m)

BEDROOM 3

11'11" x 7'0" (3.63m x 2.13m)

Double glazed Velux window. Access to eaves.

BATHROOM

White suite comprising: Pine panelled bath with mixer taps and Newlec Calypso electric shower. Pedestal wash hand basin. W.C. Double glazed Velux window.

OUTSIDE

DETACHED GARAGE

17'4" x 8'2" (5.28m x 2.49m)

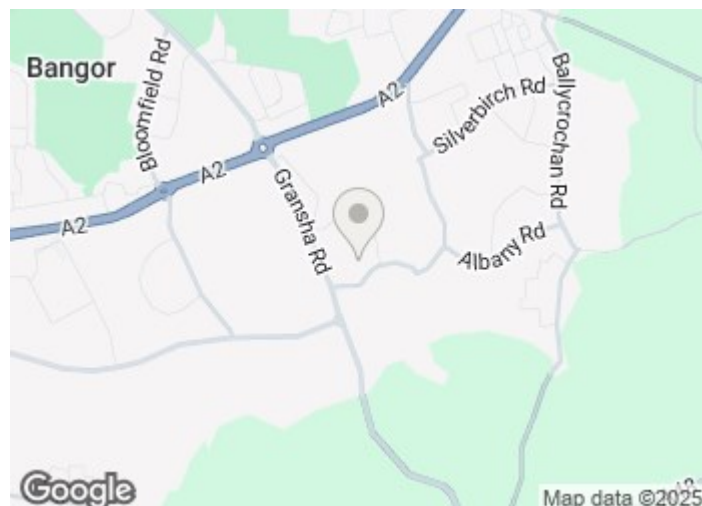
Roller door. Light and power. Oil fired boiler.

FRONT

Garden in lawn with shrubs. Light. Tap.

REAR

Enclosed garden in paving with shrubs. 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.

