



ULSTER PROPERTY SALES

UPS

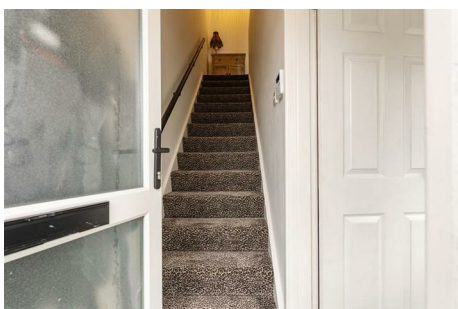
BANGOR BRANCH

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



63 GROVEHILL GARDENS

Bangor BT20 4NS

- End Terrace
- 2 Bedrooms
- Lounge / Navy Kitchen
- uPVC Double Glazing
- Oil Fired Heating System
- Shower Room
- Large Detached Garage
- Popular Location

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 £139,950

63 Grovehill Gardens

, Bangor, BT20 4NS



ACCOMMODATION

uPVC double glazed entrance door into

ENTRANCE HALL

LOUNGE

12'8" x 11'9" (3.86m x 3.58m)

Open fireplace with back boiler, brick surround and tiled hearth.

KITCHEN

15'2" x 9'1" (4.62m x 2.77m)

Hand painted high and low level cupboards and drawers with oak work surfaces. Built-in Hotpoint 4 ring hob and double oven.

Extractor hood with integrated fan and light. Stainless steel sink

unit with mixer taps. Plumbed for washing machine and dishwasher. 4 Downlights. Understairs storage cupboard.

STAIRS TO LANDING

BEDROOM 1

12'0" x 10'6" (3.66m x 3.20m)

Laminated wood floor. Built-in wardrobe.

BEDROOM 2

11'5" x 8'6" (3.48m x 2.59m)

Laminated wood floor. Built-in hotpress with lagged copper cylinder and immersion heater.

SHOWER ROOM

Comprising: Corner shower with Triton Amber III electric shower. Pedestal wash hand basin. W.C. Tiled walls. Pine ceiling.

OUTSIDE

DETACHED GARAGE

24'5" x 11'3" (7.44m x 3.43m)

Up and over door.

FRONT

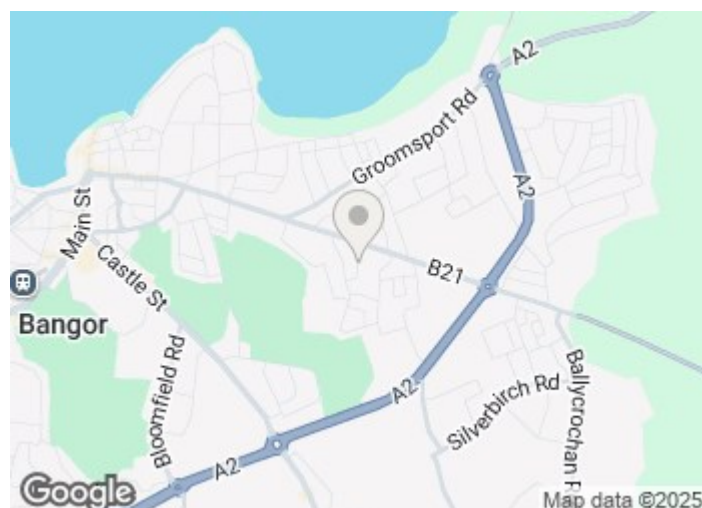
Garden in lawn.

SIDE

Garden in lawn.

REAR

Crazy paving. PVC oil tank. Boiler house.



Directions



Floor Plan

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