



ULSTER PROPERTY SALES

UPS**BANGOR BRANCH**88 Main Street, Bangor, County Down,
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NETWORK STRENGTH - LOCAL KNOWLEDGE



16 ROWAN GLEN

Bangor BT19 7UU

- Newly Refurbished Town House
- Open Plan Living Area
- Modern Kitchen
- 2 Bedrooms
- Garden Room / Home Office
- uPVC Double Glazing
- Phoenix Gas Heating System
- Low Outgoings
- Cul De Sac
- 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 £139,950

16 Rowan Glen , Bangor, BT19 7UU



ACCOMMODATION

COVERED PORCH

Composite entrance door into ...

LOUNGE

18'1" x 13'9" at widest pt narrowing to 10'6" (5.51m x 4.19m at widest pt narrowing to 3.20m)

Understairs storage cupboard. TV point. 12 Downlights. Glazed double doors into ...

KITCHEN

10'3" x 8'7" (3.12m x 2.62m)

Range of cream high and low level cupboards and drawers with square edged work surfaces. Built-in Nordmende ceramic hob and

oven under. Integrated

fridge/freezer. Stainless steel sink unit with mixer tap. 4 Downlights. uPVC double glazed French doors leading to rear.

GARDEN ROOM

12'9" x 7'5" (3.89m x 2.26m)

Light and power. Range of cream high and low level cupboards and drawers. Stainless steel sink unit with mixer taps. W.C. 5 Downlights.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

10'6" x 7'7" (3.20m x 2.31m)
TV point.

BEDROOM 2

10'1" x 7'8" (3.07m x 2.34m)

SHOWER ROOM

Corner shower with thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Chrome heated towel rail. Built-in extractor fan. 4 Downlights.

OUTSIDE

FRONT

Tarmac Driveway. Boiler House. Lights. Outside power.

REAR

Enclosed Patio Area. Lights.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(68-80)	C	
(55-66)	D	
(39-54)	E	
(21-38)	F	
1-20	G	
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(68-80)	C	
(55-66)	D	
(39-54)	E	
(21-38)	F	
1-20	G	
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC

ULSTER PROPERTY SALES.CO.UK

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