



ULSTER PROPERTY SALES

UPS

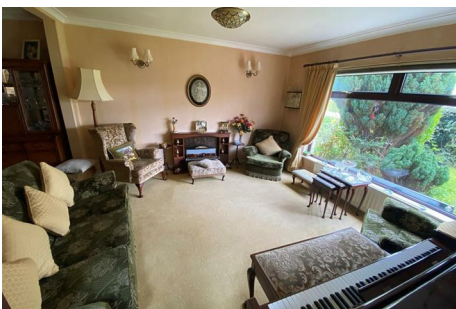
BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



21 AUBURN PARK

Bangor BT20 3HW

- 4 Bedrooms
- 2+ Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Downstairs Bathroom
- Upstairs Shower Room
- Attached Garage
- Cul De Sac

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

21 Auburn Park

, Bangor, BT20 3HW



ACCOMMODATION

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

ENTRANCE HALL

LOUNGE

12'10" x 12'7" (3.91m x 3.84m)

DINING AREA

10'4" x 8'10" (3.15m x 2.69m)

Laminated wood floor.

KITCHEN

18'9" x 8'1" (5.72m x 2.46m)

Range of high and low level cupboard and draws with roll edge work surfaces incorporating unit display cabinets. Built in "Candy" extractor fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Pine ceiling with 8 downlights.

FAMILY ROOM

10'11" x 9'11" (3.33m x 3.02m)

BATHROOM

Coloured suite comprising corner panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Part pine panelled walls. Ceramic tiled floor. Pine ceiling.

STAIRS TO LANDING

BEDROOM 1

20'3" x 10'2" (6.17m x 3.10m)

BEDROOM 2

12'11" x 10'2" (3.94m x 3.10m)

BEDROOM 3

10'10" x 8'4" (3.30m x 2.54m)

BEDROOM 4

8'5" x 8'4" (2.57m x 2.54m)

SHOWER ROOM

Comprising walk in shower with "Redring" electric shower. Vanity unit with inset wash hand basin. W.C. Tiled walls. Pine ceiling with 3 downlights.

OUTSIDE

FRONT

Garden in lawn with trees and shrubs.

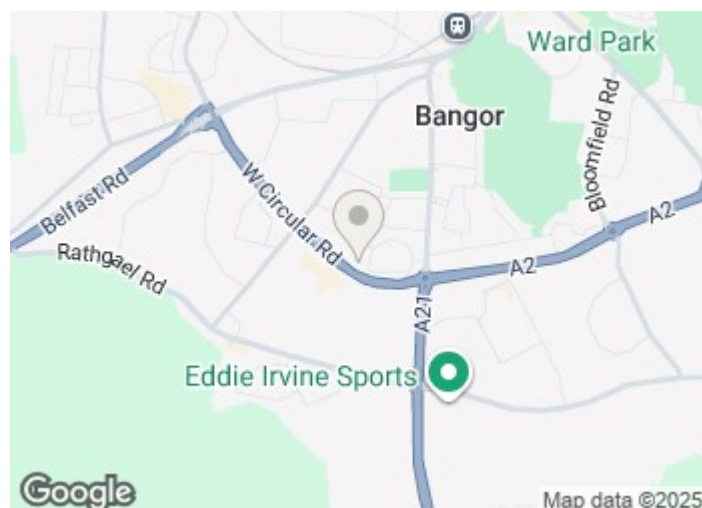
REAR

Enclosed garden in stones with shrubs. Decked patio. Tap. Light. PVC Oil Tank.

ATTACHED GARAGE

24'0" x 8'7" (7.32m x 2.62m)

Up and over door. Light and power.



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.

