



## 6 MILLICENT PARK

Bangor BT19 6BU

- 3 Bedrooms
- Lounge / Dining Area
- Conservatory
- uPVC Double Glazing
- Oil Fired Heating System
- Kitchen
- Shower Room
- Detached Garage
- No Onward Chain
- Corner Site

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £270,000**

# 6 Millicent Park

, Bangor, BT19 6BU



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Laminated wood floor. 7 Downlights.

## LOUNGE

19'9" x 12'9" (6.02m x 3.89m)

Open fireplace with Scrabo stone surround and raised tiled hearth.

## DINING AREA

10'6" x 9'5" (3.20m x 2.87m)

uPVC double glazed patio doors to.

## CONSERVATORY

12'2" x 11'11" (3.71m x 3.63m)

uPVC double glazed patio doors to rear.

## KITCHEN

11'10" x 10'2" widening to 14'1" (3.61m x 3.10m widening to 4.29m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring hob and Belling double oven. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor.

## BEDROOM 1

14'3" x 9'9" (4.34m x 2.97m)

Laminated wood floor.

## BEDROOM 2

9'7" x 8'10" (2.92m x 2.69m)

Access to roofspace.

## BEDROOM 3/FAMILY ROOM

10'11" x 9'7" (3.33m x 2.92m)

Dimmer.

## SHOWER ROOM

Comprising: Shower cabin with massage jets. Vanity unit with inset wash hand basin and mixer tap. W.C. PVC panelled walls. Tiled effect laminated wood floor. 4 Downlights.

## OUTSIDE

### DETACHED GARAGE

19'8" x 10'3" (5.99m x 3.12m)

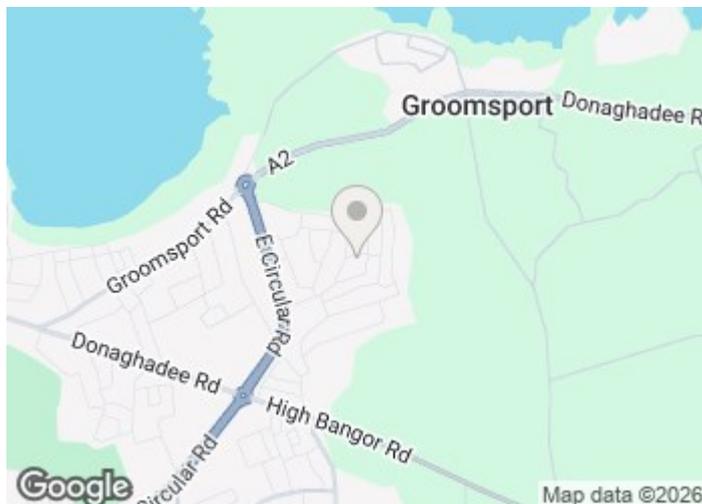
Roller door. Light and power.

### FRONT & SIDE

Gardens in lawn with conifers.

### REAR

Enclosed garden in pavestones. Log cabin. 2 Summerhouses. Timber shed. Tap. Light. PVC oil tank. Boiler house.

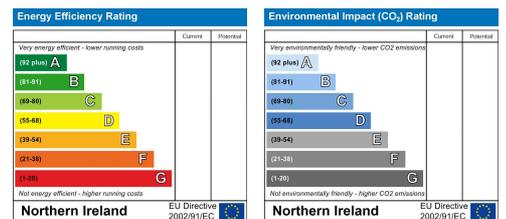


## Directions



# Floor Plan

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