



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



4 GRANSHA PARK

Bangor BT20 4XT

- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen
- Shower Room / Bathroom
- Attached Garage
- Cul De Sac
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Over £269,950

4 Gransha Park

, Bangor, BT20 4XT



ACCOMMODATION

Leaded uPVC double glazed entrance door with matching side panel into ...

ENTRANCE HALL

Solid oak wood floor. Understairs storage cupboard.

LOUNGE

14'11" x 11'4" (4.55m x 3.45m)
Open fireplace with marble surround and hearth. Solid oak wood floor. Cornice. TV point. Double doors into ...

DINING ROOM / FAMILY ROOM

11'8" x 9'8" (3.56m x 2.95m)
Cornice. Solid oak wood floor. uPVC double glazed patio door into ...

CONSERVATORY

11'3" x 8'11" (3.43m x 2.72m)
Ceramic tiled floor.

KITCHEN

11'3" x 9'8" (3.43m x 2.95m)
Range of beech high and low level cupboards and drawers with roll edge work surfaces. Built-in Smeg ceramic 4 ring hob and oven

under. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Integrated fridge. Part tiled walls. Ceramic tiled floor. TV point. 6 Downlights. Concealed lighting.

SHOWER ROOM

Comprising: Corner shower with Thermostatic shower and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled walls and ceiling. Tiled effect laminated wood floor.

STAIRS TO 1ST FLOOR LANDING

Double glazed Velux Window. Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

BEDROOM 1

12'4" widening to 15'5" x 10'0" (3.76m widening to 4.70m x 3.05m)
Laminated wood floor. Built-in double wardrobe.

BEDROOM 2

14'11" x 9'8" (4.55m x 2.95m)
Laminated wood floor. TV point.

BEDROOM 3

9'5" x 9'5" (2.87m x 2.87m)
Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer taps. PVC panelled walls and ceiling. Tiled effect laminated wood floor. Double glazed Velux window. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

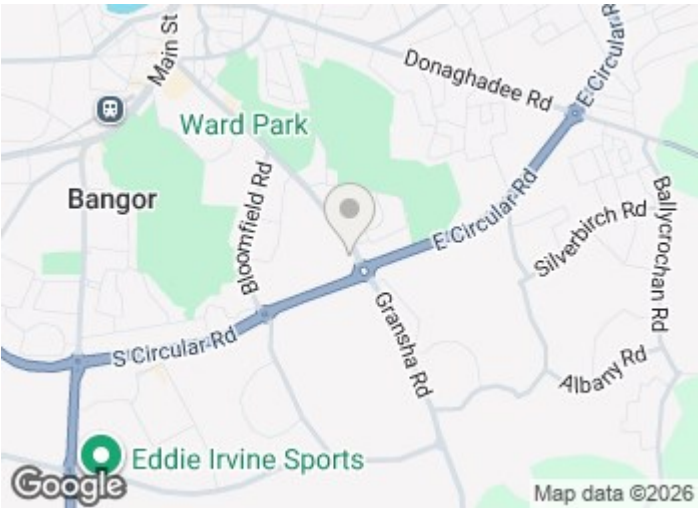
15'3" x 14'1" (4.65m x 4.29m)
Roller door. Light and power. Oil fired boiler.

FRONT

Garden in lawn with shrubs. Light.

REAR

Enclosed garden in lawn with hedges and shrubs. Decked patio. Tap. 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.

