

## 3 ALBANY PARK

Bangor BT19 6YN

- 3 Bedrooms
- Lounge / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- Hand Painted Kitchen
- White Bathroom Suite
- Cul De Sac
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £182,500**

# 3 Albany Park

, Bangor, BT19 6YN



## ACCOMMODATION

Half uPVC double glazed entrance door into ...

## ENTRANCE HALL

Double built-in wardrobe with sliding doors. Ceramic tiled floor.

## LOUNGE

13'5" x 11'0" (4.09m x 3.35m)

Open fireplace, Tyrock surround and tiled hearth. 6 downlights.

## DINING AREA

9'9" x 8'9" (2.97m x 2.67m)

uPVC double glazed French doors leading to rear garden.

## KITCHEN

11'4" x 8'8" (3.45m x 2.64m)

Range of hand painted high and low level cupboards and drawers with roll edge work surfaces. Built-in Diplomat 4

ring gas hob and oven under. Extractor canopy and wired for extractor fan. Single drainer sink unit with mixer taps. Plumbed for washing machine and dishwasher. Ceramic tiled floor. Tiled walls. 7 Eyeball downlights.

## STAIRS TO LANDING

Built-in storage cupboard

## BEDROOM 1

11'5" x 9'9" (3.48m x 2.97m)

Laminated wood floor. Built-in wardrobe with sliding doors. Dimmer. 5 downlights.

## BEDROOM 2

13'1" x 8'10" (3.99m x 2.69m)

5 downlights.

## BEDROOM 3

8'2" x 8'0" (2.49m x 2.44m)

Laminated wood floor. Built-in wardrobe. Telephone point. 4 downlights.

## BATHROOM

White suite comprising: Panelled bath with mixer tap and Aqualisha shower over. Pedestal wash hand basin with mixer taps, W.C. Part tiled walls. Pine ceiling. Ceramic tiled floor. Chrome heated towel rail.

## ROOFSPACE

Slingsby ladder. Floored. Shelved.

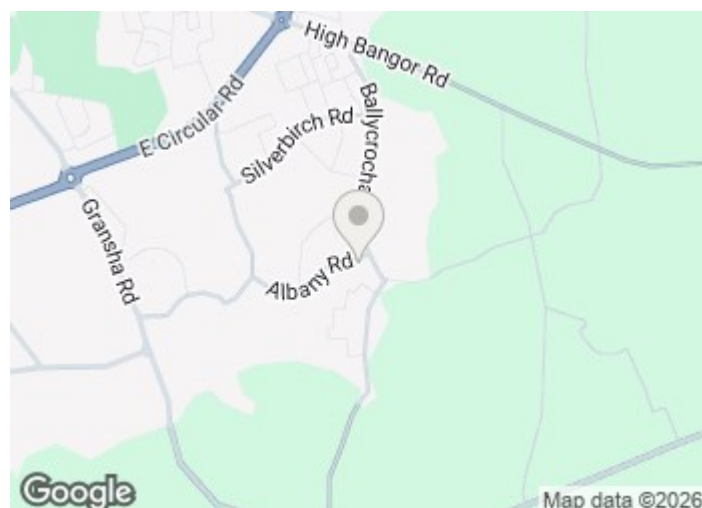
## OUTSIDE

## FRONT

Garden in lawn with hedging. Sensor lighting.

## REAR

Enclosed rear in stones. Decked patio area. Tap. 2 Sensor 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.

