



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 49 CHURCH STREET

Bangor BT20 3HX

- 2 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Maple Kitchen
- White Bathroom Suite
- Good Sized Rear Garden
- Handy Location
- Low Outgoings
- 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 £110,000**

# 49 Church Street , Bangor, BT20 3HX



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Ceramic tiled floor.

## LOUNGE

12'8" x 10'6" (3.86m x 3.20m)  
Open fireplace with brick surround and hearth.

## DINING ROOM

12'3" x 10'0" (3.73m x 3.05m)  
Laminated wood floor.

## KITCHEN

16'6" x 6'6" (5.03m x 1.98m)  
Range of maple high and low

level cupboards and drawers with built-in wardrobes. Built-in roll edge work surfaces. Logik hotpress.

extractor hood with integrated extractor fan and light. Single drainer sink unit with mixer taps. Plumbed for washing machine. Ceramic tiled floor. Part tiled walls. 4 Low voltage downlights. 2 Wall light points.

## STAIRS TO 1ST FLOOR LANDING

### BEDROOM 1

17'0" x 10'10" (5.18m x 3.30m)  
Laminated wood floor.

### BEDROOM 2

11'3" x 9'6" (3.43m x 2.90m)  
Laminated wood floor. Range of

## BATHROOM

White suite comprising: Panelled bath with Heatstore Aqua Plus electric shower unit. Pedestal wash hand basin. W.C. Ceramic tiled floor. Part tiled walls.

## OUTSIDE

## REAR

Garden in lawn. Tap. Light.



## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC

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