



12 HAZELDENE PARK

Bangor BT20 4RF

- Location, Location, Location
- Gracious Period Detached Bungalow
- Adaptable 2+ Receptions & 2 Bedrooms or 1+ Reception & 3 Bedrooms
- Rear Conservatory
- Pleasing 3 Piece White Shower Room & Well Appointed Kitchen
- Gas Fired Central Heating System
- Attached Garage. Mature & Well Tended Gardens
- Golf Course Views

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	70	83
EU Directive 2002/91/EC		

Offers Over £325,000

12 Hazeldene Park

, Bangor, BT20 4RF



ACCOMMODATION

Entrance door with double glazed leaded inset window. Leaded single glazed side panels.

ENTRANCE PORCH

Tiled floor. 15 Pane bevelled glazed internal door with single glazed side and over panels.

ENTRANCE HALL

Wooden flooring. Double panel radiator. Feature single glazed leaded double doors to cloak cupboards. Picture rail. Corniced ceiling. Access to roofspace. 2 Separate shelved cupboards in inner hallway (one plumbed for washing machine).

FAMILY ROOM/OFFICE/BEDROOM 3

11'1" from fireplace into bow window x 10'11" max (3.38m from fireplace into bow window x 3.33m max) Open plan access from hallway. Fireplace with tiled inset and hearth. Feature bow window with uPVC double glazed windows. Picture rail. Double panel radiator.

SHOWER ROOM

White suite comprising: Vanity unit with inset wash hand basin with mixer tap. Low flush W.C. Spacious walk-in shower cubicle. Tiled walls. Tiled floor. Panelled ceiling. 2 Wall light points. Ceiling downlighters. Extractor fan. uPVC double glazed windows.

BEDROOM 1

13'1" max x 10'5" max (3.99m max x 3.18m max) White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring. Picture rail. Corniced ceiling. Dimmer switch.

BEDROOM 2

10'4" x 9'11" (3.15m x 3.02m) White uPVC double glazed windows. Wooden laminate flooring. Feature wall mounted radiator. Picture rail.

"L" SHAPED LOUNGE

18'1" max x 13'2" max (5.51m max x 4.01m max) White uPVC double glazed windows. White uPVC double glazed double doors to rear patio. Double panel radiators. Mock fireplace (not included in the sale). Picture rail. Part corniced ceiling. Dimmer switches. Wooden flooring.

KITCHEN/DINING AREA

20'6" max x 12'5" max (6.25m max x 3.78m max) 15 Pane glazed door from inner hall. High and low level units with opaque glazed display cabinet, roll edge work surfaces. Stainless steel sink unit with mixer tap. Plumbed for dishwasher. Extractor fan. Integrated 4 ring hob and oven. Part tiled walls in kitchen area. Wooden flooring. Double panel radiator. 8 Pane double doors to

WHITE uPVC DOUBLE GLAZED CONSERVATORY

10'3" max x 7'3" max (3.12m max x 2.21m max) Tiled floor. Double panel radiator.

OUTSIDE

ATTACHED GARAGE

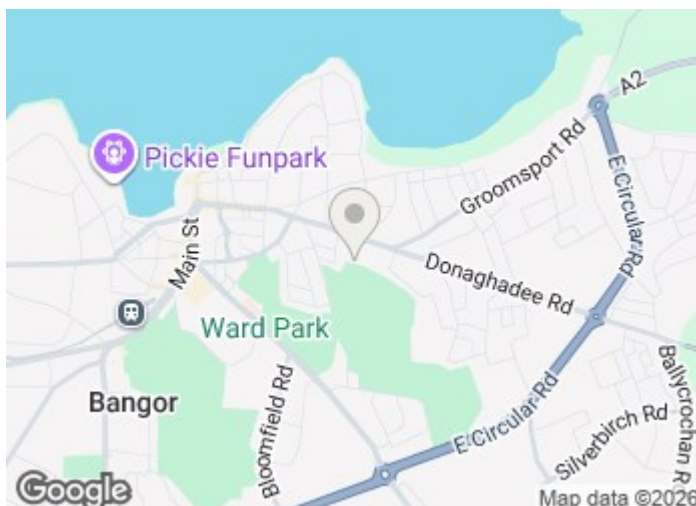
21'10" max x 8'1" max excluding recess (6.65m max x 2.46m max excluding recess) Panelled up and over door. Wall mounted gas boiler. Water tap. uPVC double glazed window. Rear service door. Separate side gable.

FRONT

Concrete drive. Area laid in stones, plants and shrubs. Open porch with decking. Light point.

ENCLOSED REAR

2 Tiered garden laid in lawn, host of plants and shrubs. Brick paved patio with pergola. Garden decking. Outside tap. Rear garden gate. Outlook to Bangor Golf Course



Directions



Floor Plan

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