



9 ELMWOOD DRIVE

Bangor BT20 3LJ

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double glazing
- Phoenix Gas Heating System
- White Kitchen
- Bathroom / Shower Room
- Enclosed Rear Garden
- Off Street Parking
- Handy Location
- 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	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £155,000

9 Elmwood Drive

, Bangor, BT20 3LJ



ACCOMMODATION

ENTRANCE HALL

uPVC double glazed entrance door.

LOUNGE

15'6" x 13'2" (4.72m x 4.01m)

Open fireplace, cast iron surround and granite hearth. Laminated wood floor.

DINING AREA

9'1" x 7'10" (2.77m x 2.39m)

Laminated wood floor.

KITCHEN

10'3" x 9'10" (3.12m x 3.00m)

Range of white and low level cupboards and drawers with square edge work surfaces. Built-in Comfree extractor fan with light.

11/2 tub single drainer sink unit with mixer taps. Plumbed for washing machine and dishwasher. Part tiled walls. Laminated wood floor.

INNER HALL

BEDROOM 1

16'2" x 9'8" (4.93m x 2.95m)

WET ROOM

Comprising: Walk-in shower with Galaxy Aqua electric shower. Pedestal wash hand basin. W.C. Part tiled walls. Built-in extractor fan.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 2

11'4" x 9'5" (3.45m x 2.87m)

Laminated wood floor.

BATHROOM

White suite comprising: Panelled bath with Gainsborough PS1200 electric shower unit. Pedestal wash hand basin. W.C. Tiled walls. Built-in extractor fan.

OUTSIDE

FRONT

Tarmac driveway.

REAR

Enclosed garden in lawn with hedge and shrubs.

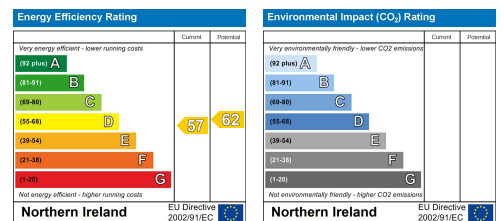


Directions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark