

14 WELLINGTON GARDENS

Bangor BT20 4PL

- Conservatory
- 3 Bedrooms
- Lounge
- Open Plan Kitchen Living Area
- uPVC Triple Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Detached Garage
- Mature Gardens
- Cul De Sac

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £230,000

14 Wellington Gardens

, Bangor, BT20 4PL



ACCOMMODATION

uPVC double glazed patio door into ...

ENTRANCE PORCH

Composite entrance door into ...

ENTRANCE HALL

Understairs storage cupboard.

LOUNGE

11'2" x 11'2" (3.40m x 3.40m)

Electric fire with surround and hearth.

FAMILY ROOM OPEN PLAN TO KITCHEN

17'10" x 13'4" at widest pt (5.44m x 4.06m at widest pt)

Range of oak high and low level cupboards and drawers with work surfaces. Stainless steel extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Laminated wood floor. Double doors into ...

CONSERVATORY

16'2" x 6'10" (4.93m x 2.08m)

uPVC double glazed patio doors to rear.

STAIRS TO LANDING

BEDROOM 1

14'1" x 10'2" (4.29m x 3.10m)

BEDROOM 2

10'7" x 10'2" (3.23m x 3.10m)

BEDROOM 3

10'9" x 7'5" (3.28m x 2.26m)

Access to floored roofspace. Gas boiler.

BATHROOM

White suite comprising; Panelled bath with mixer tap and telephone shower attachment. Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. 4 Downlights. Chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

15'7" x 10'0" (4.75m x 3.05m)

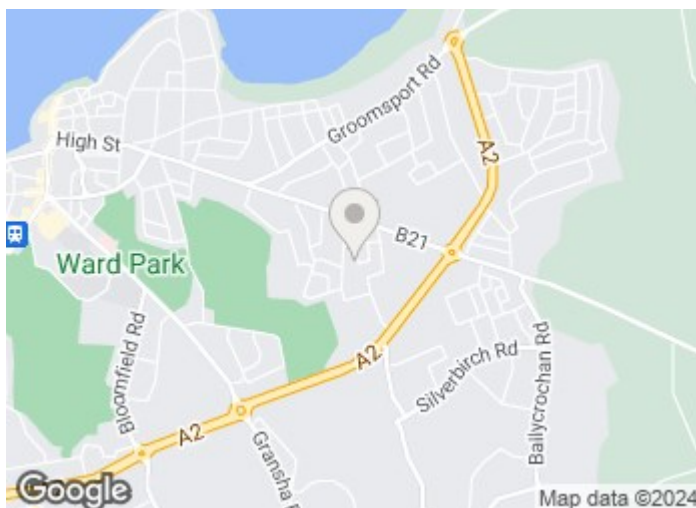
Up and over door. Light and power. Plumbed for washing machine. Sensor light.

FRONT

Garden in lawn with trees and shrubs.

REAR

Enclosed garden in lawn with trees and shrubs. Paved patio.



Directions



Floor Plan

14, Wellington Gardens, BANGOR, BT20 4PL

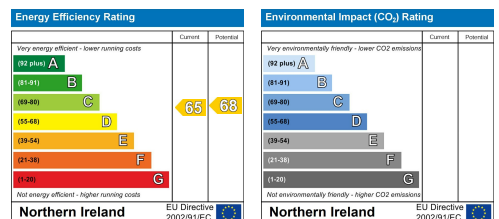


Ground Floor

First Floor

Total Area: 94.7 m² ... 1020 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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