



11 IRVINE CRESCENT

Bangor BT19 7XS

- Flexible Accommodation
- 4 Bedrooms
- 2 Receptions Rooms
- Modern Kitchen / Utility Room
- White Bathroom Suite
- uPVC Double Glazing
- Phoenix Gas Heating System
- Well Presented Throughout
- 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	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £260,000

11 Irvine Crescent

, Bangor, BT19 7XS



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

15'0" x 12'9" (4.57m x 3.89m)

Open fireplace with cast iron surround and tiled hearth, Mexican pine mantel.

BEDROOM 4 / STUDY

9'0" x 8'10" (2.74m x 2.69m)

UTILITY ROOM

8'11" x 5'10" (2.72m x 1.78m)

Range of white high and low level cupboards with oak roll edge work surfaces. Wash hand basin with mixer tap and splash back. W.C. Plumbed for washing machine. Ceramic tiled floor.

BEDROOM 3

12'1" x 9'0" (3.68m x 2.74m)

Built-in double wardrobe with mirrored sliding doors.

KITCHEN

15'9" x 9'9" (4.80m x 2.97m)

Range of pavilion grey high and low level cupboards and drawers with roll edge work surfaces. Built-in Bosch 4 ring gas hob and oven under. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Lignum core oak herringbone floor. Part tiled walls. 8 Downlights. Open plan to ...

FAMILY ROOM/DINING ROOM

17'2" x 16'7" (5.23m x 5.05m)

Lignum core oak herringbone floor. 8 Downlights. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

16'9" x 11'7" (5.11m x 3.53m)

Double Velux window. Walk-in wardrobe. Access to eaves.

BEDROOM 2

12'10" x 7'5" (3.91m x 2.26m)

Double glazed Velux window.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with Thermostatic shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 2 Double glazed Velux windows. 3 Downlights.

OUTSIDE

DETACHED GARAGE

17'7" x 8'11" (5.36m x 2.72m)

Roller door. Light and power.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn. Paved patio and lights. Tap. Outside power.



Directions



Floor Plan

11 Irvine Crescent, Bangor. BT19 7XS

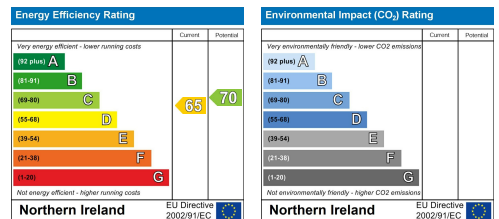


Ground Floor

First Floor

Total Area: 141.5 m² ... 1523 ft² (excluding garage)
All measurements are approximate and for display purposes only

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