

## 9 WILLOWBROOK PARK

Bangor BT19 7GY

- 3 Bedrooms
- Lounge
- Spacious Kitchen
- Upvc Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Immediate Possession

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

**Offers Around £115,000**

# 9 Willowbrook Park

, Bangor, BT19 7GY



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Built-in cloaks cupboard.

## LOUNGE

13'0" x 11'5" (3.96m x 3.48m)

Open fireplace with tiled surround and hearth. Wood mantel.

## KITCHEN

13'0" x 11'4" (3.96m x 3.45m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps.

Plumbed for washing machine and dishwasher. Ceramic tiled floor. Part tiled floor.

## REAR PORCH

## WASH ROOM

Wash hand basin with splash back. W.C. Ceramic tiled floor.

## STAIRS TO LANDING

## BEDROOM 2

13'1" x 10'4" (3.99m x 3.15m)

## BEDROOM 3

10'2" x 7'1" (3.10m x 2.16m)

## STAIRS TO LANDING

Built-in storage cupboard. Built-in hotpress with lagged copper cylinder and immersion heater.

## BEDROOM 1

12'11" x 8'9" (3.94m x 2.67m)

Laminated wood floor.

## BATHROOM

White suite comprising: Pine panelled bath with Mira Sport electric shower. Wash hand basin. W.C. Part tiled walls. Ceramic tiled floor.

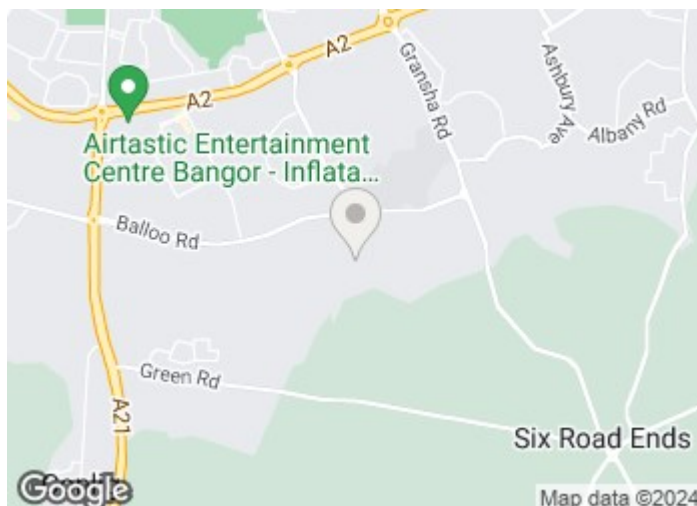
## OUTSIDE

### FRONT

Garden in lawn with shrubs.

### REAR

Enclosed garden in pavestones with flowerbeds in shrubs. Light. Tap.



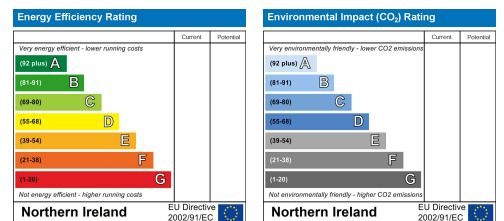
## Directions





# Floor Plan

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