

## 44 UPRITCHARD COURT

Bangor BT19 7AX

- 3 Bedrooms ( Ensuite)
- Spacious Lounge
- Grey Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Cul De Sac
- Immediate Possession
- Handy Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £135,000**

# 44 Upritchard Court

, Bangor, BT19 7AX



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard.

## WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps and splash back. W.C. Tiled floor.

## KITCHEN/DINING AREA

17'8" x 10'3" at widest pt (5.38m x 3.12m at widest pt)

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Built-in stainless steel 4 ring hob and oven under. Extractor hood with integrated fan and light. Integrated fridge/freezer. Plumbed for

washing machine. Single drainer stainless steel sink unit with mixer taps. Tiled floor.

## UTILITY ROOM

6'6" x 5'3" (1.98m x 1.60m)

Range of high and low level units with roll edge work surfaces. Slate tiled floor.

## LOUNGE

15'7" x 10'3" (4.75m x 3.12m)  
Laminated wood floor.

## STAIRS TO LANDING

## BEDROOM 1

16'0" x 8'11" (4.88m x 2.72m)  
Laminated wood floor.

## ENSUITE

Comprising: Shower cubicle with Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C.

Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

## BEDROOM 2

12'1" x 8'5" (3.68m x 2.57m )  
Laminated wood floor.

## BEDROOM 3

12'1" x 6'6" (3.68m x 1.98m)  
Laminated wood floor.

## BATHROOM

White suite comprising: Panelled bath with mixer taps and corner shower with Thermostatic shower over. Pedestal wash hand basin. W.C. Part tiled walls. Built-in extractor fan.

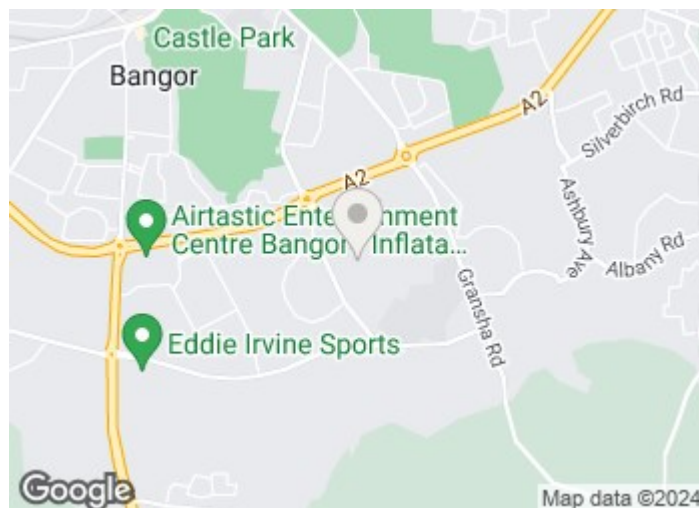
## OUTSIDE

### FRONT

Garden in stones. Light.

### REAR

Enclosed garden in lawn. Light. Tap.



## Directions



# Floor Plan

44, Upritchard Court, BANGOR, BT19 7AX



Ground Floor

First Floor

Total Area: 98.5 m<sup>2</sup> ... 1060 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-91% <b>A</b>	
91-81% <b>B</b>		81-91% <b>B</b>	
80-69% <b>C</b>		69-80% <b>C</b>	
55-68% <b>D</b>		55-68% <b>D</b>	
44-54% <b>E</b>		44-54% <b>E</b>	
21-43% <b>F</b>		21-43% <b>F</b>	
1-20% <b>G</b>		1-20% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Northern Ireland</b>	EU Directive 2002/91/EC	<b>Northern Ireland</b>	EU Directive 2002/91/EC

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