

## 46 LINEN ROAD

Bangor BT19 7JJ

- 4 Bedrooms ( Ensuite)
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Walnut Kitchen
- White Bathroom Suite
- Handy Wash Room
- Well Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £220,000**

# 46 Linen Road

, Bangor, BT19 7JJ



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Ceramic tiled floor.

## WASH ROOM

Comprising: Wash hand basin with mixer taps and splash back. W.C. Ceramic tiled floor.

## LOUNGE

14'8" x 10'3" (4.47m x 3.12m)  
Electric wall mounted fire.

## KITCHEN/DINING AREA

17'4" x 10'0" (5.28m x 3.05m)  
Range of Walnut high and low level cupboards and drawers with roll edge work surfaces. Beko built-in 4 ring gas hob and oven under. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit

with mixer taps. Integrated fridge/freezer and Beko washer/dryer. Part tiled walls. Ceramic tiled floor. uPVC double glazed French doors leading to rear.

## STAIRS TO LANDING

## BEDROOM 1

13'1" x 10'3" (3.99m x 3.12m)

## ENSUITE

Comprising: Pedestal wash hand basin with mixer taps. Corner shower with Thermostatic shower over. W.C. Tiled walls and floor. Built-in extractor fan.

## FAMILY ROOM

11'8" x 10'3" (3.56m x 3.12m)

## BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower

over. Wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan.

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 2

12'1" x 10'3" (3.68m x 3.12m)

## BEDROOM 3

10'5" x 10'3" (3.18m x 3.12m)

## BEDROOM 4

6'9" x 5'1" (2.06m x 1.55m)

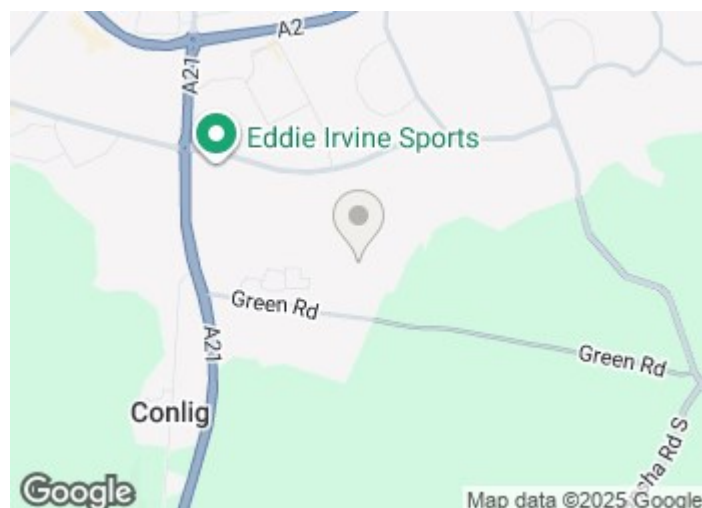
## OUTSIDE

## FRONT

Garden in lawn.

## REAR

Garden with paved patio. Tap and light.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

