



## 39 MEADOWVALE CRESCENT

Bangor BT19 1HQ

- 3 Bedrooms
- Lounge
- Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- Downstairs Bathroom
- Open Aspect To Front
- No Onward Chain

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>		
(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		
<b>Northern Ireland</b>	71	73
EU Directive 2002/91/EC		

**Offers Over £130,000**

# 39 Meadowvale Crescent

, Bangor, BT19 1HQ



## ACCOMMODATION

uPVC double glazed entrance door with opaque uPVC double glazed side panels into ...

## ENTRANCE HALL

Built-in storage cupboard. 6 Pane glazed door.

## BATHROOM

White suite comprising: Corner panel bath with mixer taps. Vanity unit with inset wash hand basin and mixer taps. W.C.

## LOUNGE

13'10" x 10'9" (4.22m x 3.28m)  
Open fireplace with cast iron surround and slate hearth,

Mexican pine mantel. 6 Pane glazed door into ...

## BEDROOM 3/DINING ROOM

12'1" x 10'5" (3.68m x 3.18m)

uPVC double glazed French doors to rear. 6 Pane glazed door into ...

## KITCHEN

10'9" x 9'2" (3.28m x 2.79m)

Range of high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Extractor hood with integrated fan and light.

## STAIRS TO LANDING

## BEDROOM 1

12'0" x 10'9" (3.66m x 3.28m)

Double glazed Velux window.

## BEDROOM 2

12'0" x 7'1" (3.66m x 2.16m)

Access to eaves.

## OUTSIDE

### FRONT

Garden in lawn.

### REAR

Enclosed garden. Light. Tap.



## Directions





Floor Plan

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