

## 66 BELFAST ROAD

Bangor BT20 3PU

- Appealing Semi Detached Bungalow
- Flexible Accommodation - 3 Bedrooms/1 Reception
- Kitchen/Breakfast Area Open Plan Off Lounge
- Ground Floor Bathroom
- First Floor Wash Room
- Gas Fired Central Heating System & Double Glazing
- Gardens to Front & Rear
- City Centre Convenience

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>	68	70
(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 Around £175,000**

# 66 Belfast Road

, Bangor, BT20 3PU



**ACCOMMODATION**

uPVC double glazed front door.

**ENTRANCE HALL**

Wooden laminate flooring. 2 Single panel radiators. White uPVC double glazed windows. Under stairs cloak room.

**LOUNGE**

12'4" max into bay x 10'5" max (3.76m max into bay x 3.18m max)  
White uPVC double glazed windows.  
Wooden laminate flooring. Double panel radiator.

**KITCHEN/BREAKFAST AREA**

17'3" max x 9'11" max (5.26m max x 3.02m max)  
High and low level units. Roll edge work surfaces. Stainless steel sink unit with mixer taps. Integrated 4 ring hob and oven. Integrated fridge/freezer. Plumbed for washing machine. Cupboard with wall mounted gas boiler. Wooden laminate

flooring. Double panel radiator. White uPVC double glazed windows and rear door.

**BEDROOM 1**

12'5" max into bay x 10'4" max (3.78m max into bay x 3.15m max)  
White uPVC double glazed windows.  
Double panel radiator. Wooden laminate flooring.

**GROUND FLOOR SHOWER ROOM**

White suite comprising: Tiled shower cubicle with shower over. Low flush W.C. Vanity unit with inset basin and mixer tap. Built-in shelved cupboard. Extractor fan. Wall mounted heated towel rail. Tiled floor. White uPVC double glazed windows.

**STAIRS TO 1ST FLOOR LANDING**

**BEDROOM 2**

13'8" max x 9'7" max (4.17m max x 2.92m max)  
Double glazed Keylite window. Double panel radiator. Access door to eaves.

**BEDROOM 3**

14'1" max x 6'0" excluding recess areas (4.29m max x 1.83m excluding recess areas)  
Double glazed Keylite window. Double panel radiator. Access door to eaves.

**WASH ROOM**

White suite comprising: Low flush W.C. Vanity unit with inset basin. Mixer tap. White uPVC double glazed opaque window. Tiled floor. Single panel radiator.

**OUTSIDE**

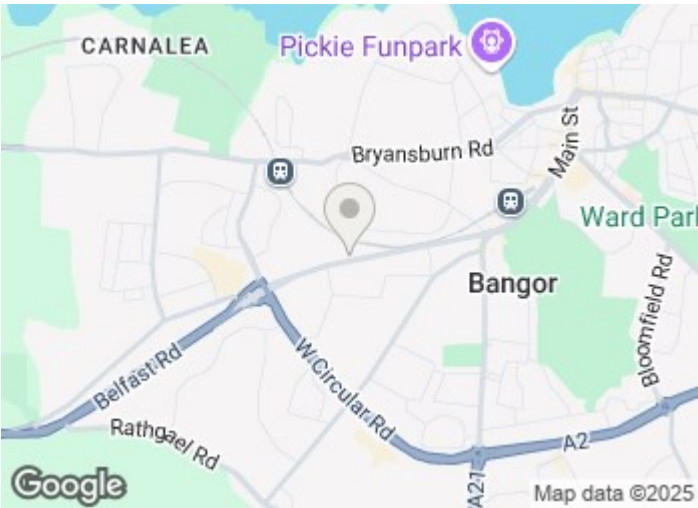
**FRONT**

Brick paviour drive and path. Tiled step to front door.

**SIDE GABLE**

**REAR**

Split level garden. Pergola. Light point.



**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.

