



44 NEWTOWNARDS ROAD

Bangor BT20 4BP

- Semi Detached Villa With Potential Site In Garden (Subject To Planning)
- Large Site
- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Grey Kitchen
- White Shower Room
- Conservatory
- Detached Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 £235,000

44 Newtownards Road

, Bangor, BT20 4BP



ACCOMMODATION

PVC entrance door into ...

ENTRANCE PORCH

Tiled floor. 15 Pane opaque glazed door into ...

ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard.

LOUNGE

14'5" x 10'9" (4.39m x 3.28m)

Open fireplace with tiled surround and hearth and oak mantel.

FAMILY ROOM

11'11" x 11'8" (3.63m x 3.56m)

Open fireplace with slate hearth and wood mantel.

KITCHEN

8'3" x 6'10" (2.51m x 2.08m)

Range of grey high and low level

cupboards and drawers with square edged work surfaces. Built-in Cooke & Lewis ceramic 4 ring hob and Diplomat oven under. Cooke & Lewis built-in extractor fan. Single drainer stainless steel sink unit with mixer taps. Ceramic tiled floor. 4 Downlights.

CONSERVATORY

13'7" x 8'4" (4.14m x 2.54m)

Ceramic tiled floor. Plumbed for washing and immersion heater machine.

STAIRS TO LANDING

BEDROOM 1

12'2" x 9'6" (3.71m x 2.90m)

Built-in wardrobe. Laminated wood floor.

BEDROOM 2

10'11" x 9'6" (3.33m x 2.90m)

Laminated wood floor.

BEDROOM 3

9'2" x 7'6" (2.79m x 2.29m)

Laminated wood floor.

SHOWER ROOM

Corner shower with Mira Sport electric shower. Vanity unit with inset wash hand basin. W.C. Ceramic tiled floor. Chrome heated towel rail. Built-in hotpress with insulated copper cylinder

OUTSIDE

DETACHED GARAGE

18'11" x 10'4" (5.77m x 3.15m)

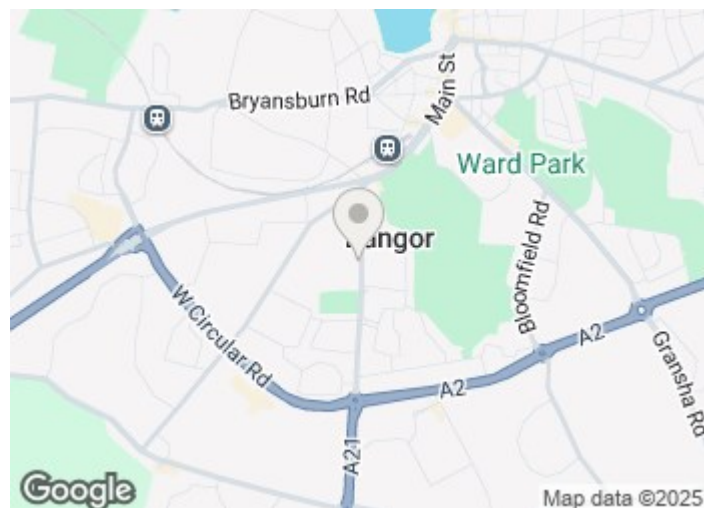
Roller door. Light and power.

FRONT

Garden in lawn with trees and shrubs. Light.

REAR

Enclosed garden in lawn with trees and shrubs. Boiler house. PVC oil tank. Tap.



Directions



Floor Plan

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