



29 LINEYBROOK COTTAGES

Bangor BT19 7EA

- Exceptional 3 Storey Town House
- Adaptable 4 Bedroom Layout
- Spacious Lounge
- Cream Kitchen / Dining Area
- Utility Room / Wash Room
- White Bathroom & Ensuite
- uPVC Double Glazing & Gas Central Heating
- Phoenix Gas Heating System
- Integral Garage / Rear Garden

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	73	74
EU Directive 2002/91/EC		

Offers Over £239,950

29 Lineybrook Cottages

, Bangor, BT19 7EA



ACCOMMODATION

Entrance door with wooden double glazed over panel.

ENTRANCE HALL

Double panel radiator. Steps down to ...

LOWER GROUND FLOOR HALL

Tiled floor.

WASH ROOM

White suite comprising: W.C. Pedestal wash hand basin. Tiled floor.

BEDROOM 4

12'3" max x 9'8" max (3.73m max x 2.95m max)

UTILITY ROOM

Low level unit with roll edge work surface. Stainless steel sink unit with mixer taps. Part tiled walls. Single panel radiator. Plumbed for washing machine.

FIRST FLOOR LANDING

LOUNGE

17'1" max x 12'3" max (5.21m max x 3.73m max)

KITCHEN/DINING

19'5" max x 13'4" max (5.92m max x 4.06m max) Double doors from landing. High and low level units with roll edge work surfaces. Stainless steel sink unit with mixer tap. Plumbed for dishwasher. Extractor fan. Integrated 4 ring hob and oven. Part tiled walls. Breakfast bar.

SECOND FLOOR LOWER LEVEL

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone hand shower. Low flush W.C. Pedestal wash hand basin with mixer tap and tiled splash back. Single panel radiator. Extractor fan. Wall mounted shelved cupboard.

SECOND FLOOR UPPER LEVEL

Single panel radiator. Double glazed Velux style window. Built-in shelved cupboard.

MASTER BEDROOM

17'1" max x 12'4" max (5.21m max x 3.76m max) Part tiled flooring. Access to roofspace. Useful eaves storage with light point off bedroom.

ENSUITE SHOWER ROOM

White suite comprising: Low flush W.C. Pedestal wash hand basin with mixer tap. Panelled shower cubicle with shower. Extractor fan.

BEDROOM 2

10'4" x 9'9" (3.15m x 2.97m)

BEDROOM 3

9'10" x 9'10" (3.00m x 3.00m)

OUTSIDE

INTEGRAL GARAGE

20'0" max x 11'9" max (6.10m max x 3.58m max) Roller shutter door. Light and power.

FRONT

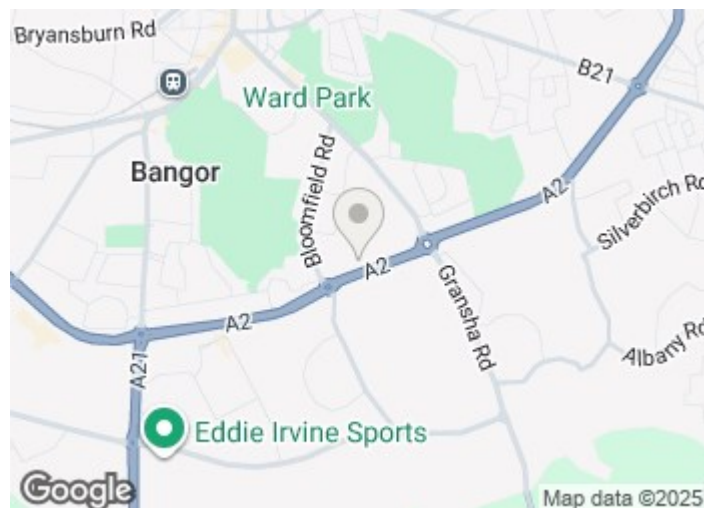
Tarmac driveway. Steps to front door. Light point.

ENCLOSED REAR

Paved path. Garden laid in lawn. Outside tap and light.

PLEASE NOTE

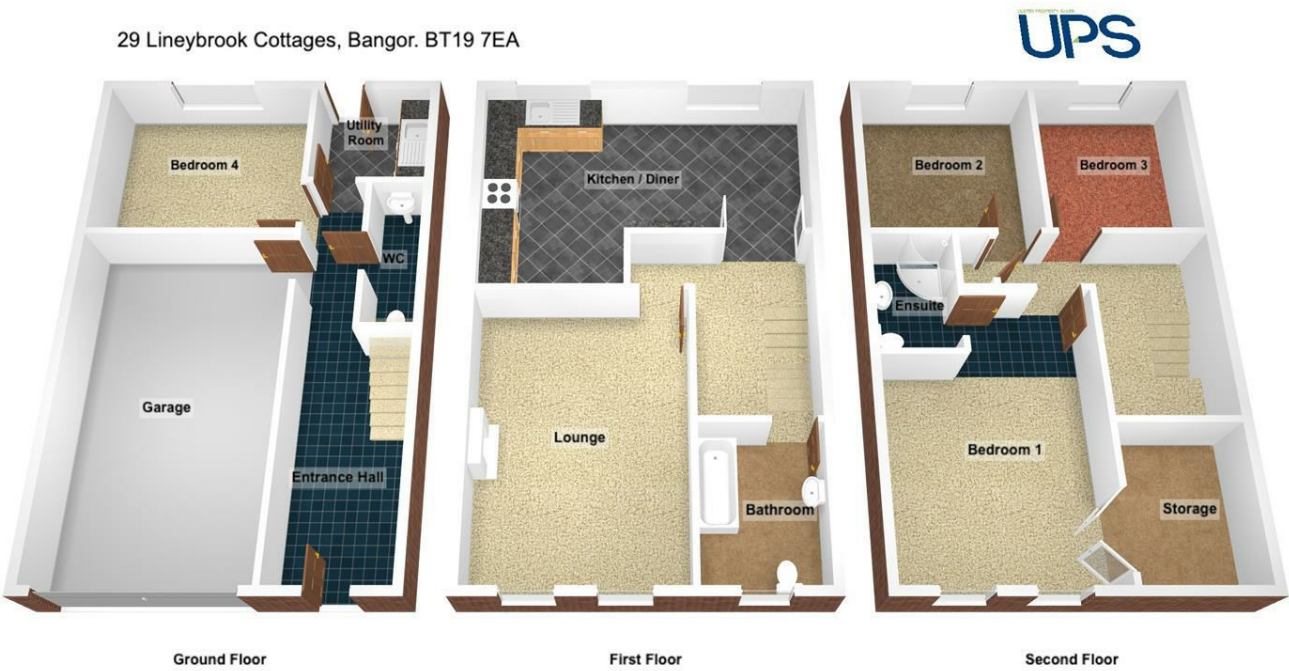
Management Charge: Approximately £100.00 per annum.



Directions

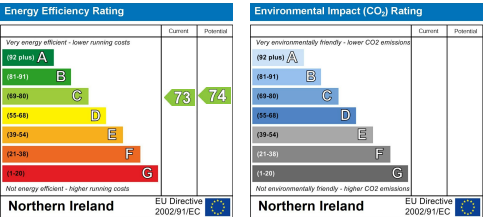


Floor Plan



Total Area: 145.0 m² ... 1561 ft² (excluding garage)
All measurements are approximate and for display purposes only

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