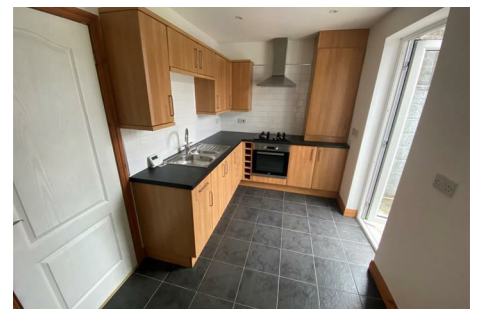
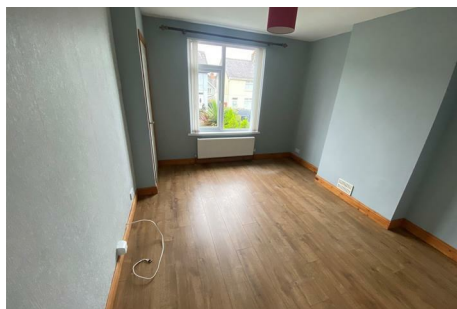




99 CLANDEBOYE ROAD

Bangor BT20 3JQ

- 2 Bedrooms
- Lounge
- Oak Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Rear Garden
- No Onward Chain
- Handy Location

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	70	72
EU Directive 2002/91/EC		

Offers Over £120,000

99 Clandeboye Road

, Bangor, BT20 3JQ



ACCOMMODATION

uPVC Double galzed entrance door....

ENTRANCE PORCH

LOUNGE

11'7" x 10'6" (3.53m x 3.20m)
Laminated wood floor.

KITCHEN

13'5" x 7'2" (4.09m x 2.18m)
Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built in gas 4 ring hob and "Beko" under oven. Extractor canopy

with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer tap. Part tiled walls. Ceramic tiled floor. 6 Down lights. Understairs storage cupboard.

STAIRS TO LANDING

BEDROOM 1

10'7" x 9'5" (3.23m x 2.87m)
Built in wardrobe.

BEDROOM 2

9'9" x 7'3" (2.97m x 2.21m)

BATHROOM

White suite comprising:

Panelled bath with mixer tap and thermostatic shower over. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. 3 Down lights. Built in extractor fan. Chrome heated towel rail.

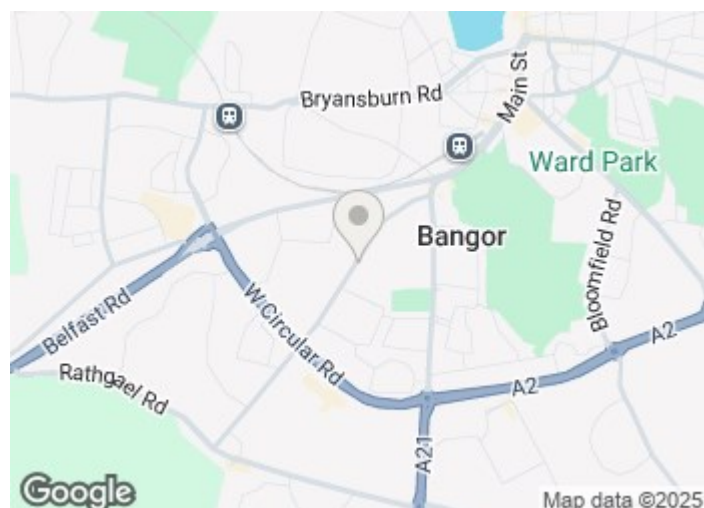
OUTSIDE

FRONT

Garden in lawn.

REAR

Garden in lawn. Enclosed yard. Tap. Outhouse : Plumbed for washing machine.



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.

