

## 9 CLANMORRIS SQUARE

Bangor BT20 4EZ

- Mid Terrace
- 3 Bedrooms
- Lounge
- Kitchen / Dining Area
- Phoenix Gas Heating System
- Double Glazing
- Small Front Forecourt / Enclosed Rear Yard
- Affordable Home With Manageable Outgoings

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>	73	80
EU Directive 2002/91/EC		

**£100,000**

# 9 Clanmorris Square

, Bangor, BT20 4EZ



## ACCOMMODATION

uPVC double glazed front door with complimentary side panel window.

## ENTRANCE PORCH

White uPVC double glazed windows.

## LOUNGE

15'2" max x 13'5" max (4.62m max x 4.09m max)

White uPVC double glazed windows. Double panel radiator.

## KITCHEN/DINING AREA

15'1" max x 15'2" max into stair recess (4.60m max x 4.62m max into stair recess)

Low level units with roll edge work surfaces. Stainless steel sink unit with mixer taps. Tiled floor. Part tiled walls. Breakfast bar. Double panel radiator. White uPVC double glazed windows and rear double doors.

## UNDERSTAIRS CLOAK ROOM/STORE BATHROOM

## STAIRS TO 1ST FLOOR LANDING

Access to roofspace.

## BEDROOM 1 (Front)

13'6" max x 9'11" max into door recess (4.11m max x 3.02m max into door recess)

White uPVC double glazed windows. Single panel radiator. Built-in wardrobe.

## BEDROOM 2 (Rear)

9'11" x 11'10" (3.02m x 3.61m)

White uPVC double glazed window. Single panel radiator. Built-in wardrobe. Open cupboard with wall mounted gas boiler.

## BEDROOM 3 (Front)

10'5" max x 6'7" max (3.18m max x 2.01m max)

White uPVC double glazed window. Single panel radiator.

White suite comprising: Panelled bath with shower over. Low flush W.C. Pedestal wash hand basin. Tiled walls. Single panel radiator. White uPVC double glazed windows.

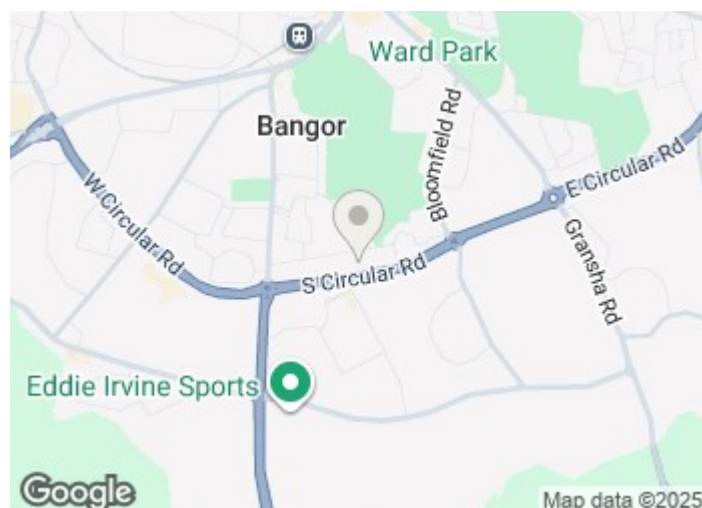
## OUTSIDE

## FRONT

Paved forecourt with concrete path.

## REAR

Enclosed yard laid in concrete. Outside tap.



## 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.

