




# 1 BRUNSWICK LANE

Bangor BT20 3GH

- 4 Bedrooms ( 2 Ensuites )
- Lounge / Dining Area
- Sun Room
- Oak Kitchen / Family Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Integral Garage / Utility Room
- Small Development of 4 Homes
- No Onward chain

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>	75	82
	EU Directive 2002/91/EC 	

**Offers Over £425,000**

# 1 Brunswick Lane

, Bangor, BT20 3GH



## ACCOMMODATION

uPVC double glazed entrance door with double glazed side panel into ...

## ENTRANCE HALL

Understairs storage cupboard. Telephone point.

## WASH ROOM

Pedestal wash hand basin with mixer taps. W.C. Ceramic tiled floor. 2 Downlights. Built-in extractor fan.

## DINING AREA

15'0" x 12'8" (4.57m x 3.86m)  
uPVC double glazed French doors leading to side. Open plan to ....

## LOUNGE

14'8" x 12'8" (4.47m x 3.86m)  
Open fireplace with marble surround and hearth. TV point.

## KITCHEN

21'8" x 12'8" (6.60m x 3.86m)  
Range of oak high and low level cupboards and drawers with granite square edged work surfaces, incorporating unit display cabinets. Zanussi ceramic 4 ring hob and double oven. Extractor canopy with integrated fan and light. 11/2 tub single drainer sink unit with mixer taps. Ceramic tiled floor. Wood burning stove. uPVC double glazed French doors doors into ....

## SUN ROOM

12'9" x 10'4" (3.89m x 3.15m)  
uPVC double glazed French doors leading to rear. 4 Downlights. Pine ceiling. 2 Double glazed Velux windows.

## UTILITY ROOM

9'9" x 5'8" (2.97m x 1.73m)  
Range of oak low level units with roll edge work surfaces. Plumbed for washing machine. Ceramic tiled floor. Built-in extractor fan.

## STAIRS TO LANDING

## BEDROOM 1

12'7" x 11'4" (3.84m x 3.45m)  
TV point. Telephone point. Range of built-in bedroom furniture.

## ENSUITE

Comprising: Corner shower with Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan. 2 Built-in storage cupboards with shelving.

## BEDROOM 2

15'0" x 10'0" (4.57m x 3.05m)  
Built-in wardrobe with drawers.

## BEDROOM 3

20'11" into bay x 9'8" (6.38m into bay x 2.95m)  
Laminated wood floor. TV point.

## ENSUITE

Comprising: Tiled shower cubicle with Thermostatic shower. Wash hand basin with splash back. W.C. Ceramic tiled floor. Built-in extractor fan. 3 Downlights.

## BEDROOM 4

9'3" x 8'5" (2.82m x 2.57m)  
Built-in wardrobe with drawers. Telephone point. TV point.

## BATHROOM

White suite comprising: Jacuzzi panelled bath with mixer tap. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 3 Downlights. Heated towel rail. Built-in extractor fan.

## OUTSIDE

## INTEGRAL GARAGE

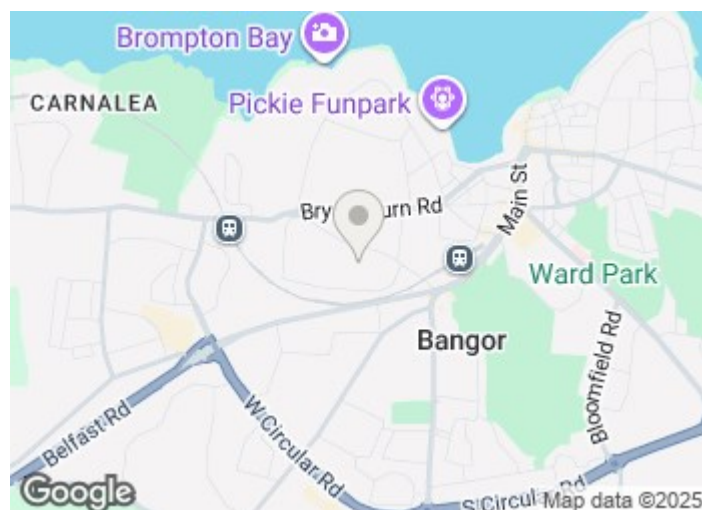
17'9" x 9'9" (5.41m x 2.97m)  
Roller door, light and power.

## FRONT

Garden in paviors. Light.

## REAR

Enclosed garden in lawn. Brick pavior patio. Tap. Light.



## 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.

