

109B CLANDEBOYE ROAD

Bangor BT20 3JW

- 3 Bedrooms
- Spacious Lounge
- White Kitchen / Dining Area
- Phoenix Gas Heating System
- uPVC Double Glazing
- White Bathroom Suite
- Off Street Parking
- 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		EU Directive 2002/91/EC

Offers Over £129,950

109B Clandeboye Road

, Bangor, BT20 3JW



ACCOMMODATION

COVERED PORCH

uPVC double glazed entrance door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

15'0" x 12'6" (4.57m x 3.81m)

Open fireplace with granite surround and hearth, wood mantel. Laminated wood floor.

KITCHEN/DINING AREA

16'0" x 10'0" (4.88m x 3.05m)

Range of white gloss high and low level cupboards and drawers with Walnut roll edge work

surfaces, Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. PVC ceiling with 8 Downlights. Understairs storage cupboard.

STAIRS TO LANDING

BEDROOM 1

14'11" x 9'3" (4.55m x 2.82m)

Range of built-in bedroom furniture. Laminated wood floor. PVC ceiling.

BEDROOM 2

10'0" x 8'11" (3.05m x 2.72m)

Range of built-in wardrobes.

BEDROOM 3

11'6" x 6'5" (3.51m x 1.96m)

BATHROOM

White suite comprising: Panelled bath with Triton Ivory electric shower. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Chrome heated towel rail. PVC ceiling with 3 downlights and extractor.

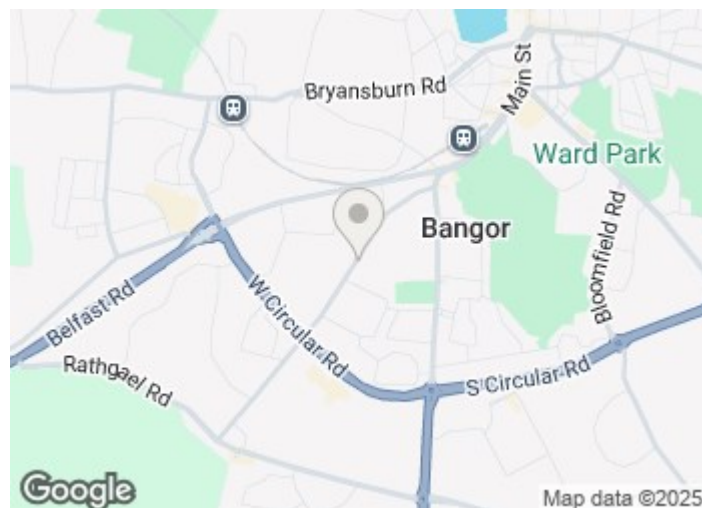
OUTSIDE

FRONT

Off street parking. Light.

REAR

Enclosed garden in decking and paving. Outhouse: 10'0" x 8'0"



Directions



Floor Plan

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