



49 LINEN ROAD

Bangor BT19 7JJ

- Well Presented Throughout
- Lounge
- White Gloss Kitchen Open Plan To Living Area
- 3 Bedrooms (Ensuite) Study
- uPVC Double Glazing
- Phoenix Gas heating System
- White Bathroom Suite
- Handy Downstairs Wash Room
- Corner Site / Off Street Parking
- Flexible Accommodation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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 £250,000

49 Linen Road

, Bangor, BT19 7JJ



ACCOMMODATION

ENTRANCE HALL

Entrance door. Tiled floor. Recessed downlighting.

WASH ROOM

White suite comprising: Wash hand basin with mixer taps and tiled splash back. W.C. Tiled floor. Extractor fan.

LOUNGE

16'2" x 13'8" into bay (4.93m x 4.17m into bay) Recessed down lighting.

KITCHEN OPEN PLAN TO SUN ROOM

17'2" x 10'0" (5.23m x 3.05m)
Range of high and low level cupboards and drawers with square edged work surfaces. Built-in 4 ring gas hob and electric oven under. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Ceramic tiled floor. Part tiled walls. 6 Downlights.

SUN ROOM

12'11" x 11'11" (3.94m x 3.63m)
uPVC double glazed French doors leading to rear. Laminated wood floor. 8 Downlights.

STAIRS TO LANDING

MASTER BEDROOM

27'5" x 12'8" (8.36m x 3.86m)
Originally 2 separate bedrooms. Dress room and access to ensuite. Solid walnut flooring. Rang of built-in robes. 8 Downlights.

ENSUITE

White suite comprising: Corner wash hand basin with mixer taps. W.C. Shower cubicle with power shower. Fully tiled walls. Tiled floor. 2 Downlights. Extractor fan.

SECOND FLOOR

Solid walnut flooring. Storage cupboard housing gas fired boiler. Access to roofspace with electric light.

BEDROOM 2

14'3" x 13'7" (4.34m x 4.14m)
Solid walnut flooring. 4 Downlights.

BEDROOM 3

12'2" x 10'0" (3.71m x 3.05m)
Solid walnut flooring. 4 Downlights.

STUDY

6'9" x 5'0" (2.06m x 1.52m)
Solid walnut flooring. 2 Downlights.

BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone hand shower. Wash hand basin with mixer taps. W.C. Fully tiled walls. Tiled floor. Built-in extractor fan. 4 Downlights.

OUTSIDE

FRONT

Garden to front and side.

REAR

Parking spaces to rear for up to 2 cars. Rear Garden is laid in lawn with patio area. Storage box.

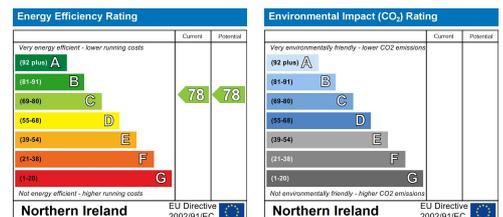


Directions



Floor Plan

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