

36B CHIPPENDALE AVENUE

Bangor BT20 4PX

- Spacious 4 Bedroom Townhouse
- Generous Sized Living Room
- Open Plan Kitchen / Dining Area
- Utility Room / Downstairs Wash Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite / Ensuite
- Rear Garden With Covered Patio
- No Onward Chain
- Popular Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(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 £300,000

36B Chippendale Avenue

, Bangor, BT20 4PX



ACCOMMODATION

ENTRANCE HALL

uPVC front door with double glazed side panels. Solid wood floor. Understairs storage.

WASH ROOM

White suite comprising: Pedestal wash hand basin with mixer taps and tiled splash back. W.C. Solid wooden floor.

LOUNGE

20'20" x 20'20" (6.10m x 6.10m)

15 pane glazed double doors. Open fireplace with marble surround and hearth with granite inset, wired for electric fire. Laminated wood floor.

KITCHEN/DINING AREA

20'1" x 12'10" (6.12m x 3.91m)

Range of high and low level cupboards and drawers with granite worktops and splash backs. Built in 4 ring gas hob and electric under oven, stainless steel extractor fan. Integrated dishwasher. 11/2 tub stainless steel sink unit with mixer tap. 10 Downlights. Concealed lighting. uPVC Double glazed patio doors to rear garden.

UTILITY ROOM

8'8" x 4'0" (2.64m x 1.22m)

Cream high and low level cupboards with square edged work surfaces. Plumbed for washing machine. 3 Downlights.

FIRST FLOOR

Hotpress on landing with copper cylinder and immersion heater.

BEDROOM 1

13'8" x 9'9" widening to 19'10" (4.17m x 2.97m widening to 6.05m)
3 downlights.

ENSUITE SHOWER ROOM

Comprising: Quadrant shower cubicle with Triton electric power shower and fittings. Pedestal wash hand basin. W.C. Bathroom cabinet. 3 Downlights. Porcelain tiled walls and floor.

BEDROOM 2

12'11" x 8'5" (3.94m x 2.57m)
4 Downlights.

BEDROOM 3

10'0" x 10'3" (3.05m x 3.12m)
4 Downlights.

BEDROOM 4

12'11" x 11'7" (3.94m x 3.53m)
2 Phone points. 4 Downlights.

BATHROOM

White suite comprising: Bath with tiled surround and telephone shower attachment. Pedestal wash hand basin. W.C. Towel radiator. Fully tiled walls and floor. Illuminated cabinet with low voltage lighting.

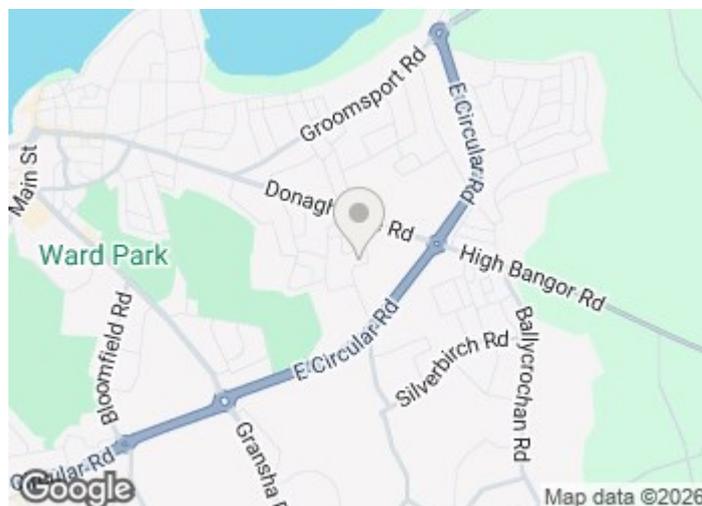
OUTSIDE

FRONT

Tarmac driveway. Lights.

REAR

Enclosed rear garden in lawn. Covered paved patio area with light and power. Light. Tap. Shed.

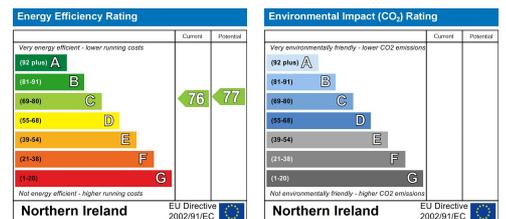


Directions



Floor Plan

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