

35 SINCLAIR ROAD NORTH

Bangor BT19 1PX

- 3 Bedrooms
- Spacious Lounge
- Cream Kitchen / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- White Shower Room
- uPVC Fascia Boards
- Popular Location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland			EU Directive 2002/91/EC

Offers Over £230,000

35 Sinclair Road North

, Bangor, BT19 1PX



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Ceramic tiled floor. Understairs storage cupboard.

LOUNGE

12'5" x 11'8" (3.78m x 3.56m)

Open fireplace with cast iron surround and granite hearth.

Ceramic tiled floor.

KITCHEN/DINING AREA

17'1" x 10'4" at widest pt (5.21m x 3.15m at widest pt)

Range of cream high and low level cupboards and drawers with oak effect roll edge work surfaces.

Built-in Bush 4 ring hob and Indesit oven under. Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Ceramic tiled walls and ceiling with 2 floor. uPVC double glazed French doors to rear.

STAIRS TO LANDING

BEDROOM 1

12'5" x 9'5" (3.78m x 2.87m)

BEDROOM 2

9'0" x 8'7" (2.74m x 2.62m)

Laminated wood floor. Built-in wardrobe.

BEDROOM 3

9'3" x 8'1" (2.82m x 2.46m)

SHOWER ROOM

Comprising: Corner shower with Triton Jade electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled walls and ceiling with 2 Downlights. Chrome heated towel rail.

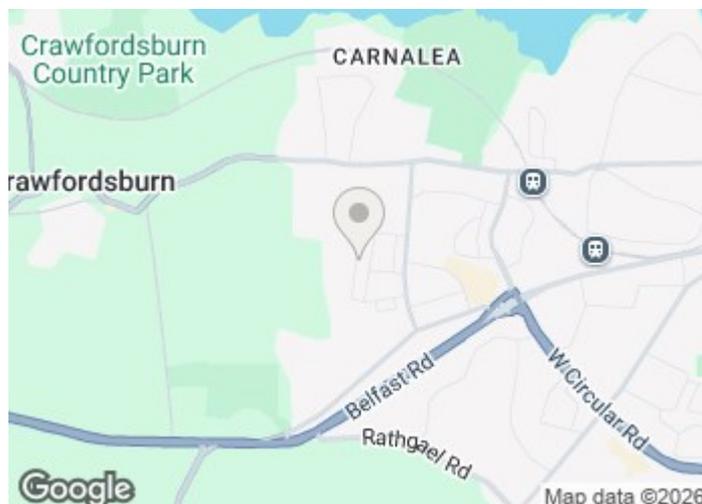
OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn. Patio area. Tap. Light. Boiler house. PVC oil tank.

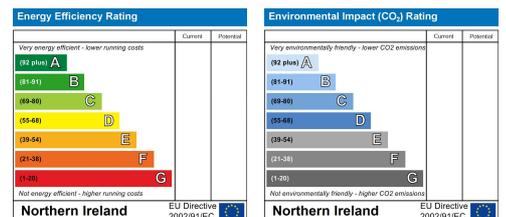


Directions



Floor Plan

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