

11 STATION ROAD

Bangor BT19 1HD

- Location, Location, Location
- Detached Bungalow (The extension makes all the difference)
- Lounge, Dining Room with Adjoining Morning Room
- 3 Generous Bedrooms
- Serviceable Kitchen & Utility Room
- Bathroom & Master Ensuite Wet Shower Room
- Gas Heating System & Mostly Double Glazed
- Integral Garage & Spacious Corner Site

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(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

11 Station Road , Bangor, BT19 1HD



ACCOMMODATION

Single glazed entrance door and single glazed side panels.

ENTRANCE PORCH

Tiled floor. Single glazed internal door with single glazed internal side panels.

ENTRANCE HALL

Wooden flooring. Built-in cloak room. Single panel radiator. Corniced ceiling. Access to roofspace.

LOUNGE

16'10" x 11'5" (5.13m x 3.48m)

White uPVC double glazed windows. Double panel radiator. Corniced ceiling. Attractive fireplace.

DINING ROOM

11'5" x 11'4"

White uPVC double glazed windows. Single panel radiator. Corniced ceiling. Wooden flooring. Single glazed double doors and side panels to ...

MORNING ROOM/ HOBBIES ROOM

11'3" x 8'2" (3.43m x 2.49m)

Wooden flooring. White uPVC double glazed windows. Ceiling downlighters. Double panel radiator. Wooden double glazed doors and side panels to outside paved area.

KITCHEN

16'11" max x 8'5" max (5.16m max x 2.57m max)

Feature opaque glazed door from hall. High and low level units with roll edge work surfaces. 11/4 bowl stainless steel sink unit with mixer tap. Integrated oven, hob and microwave. Integrated dishwasher & fridge/freezer. Extractor fan. Concealed lighting. Tiled floor. Part tiled walls. Single panel radiator. White uPVC double glazed windows. Feature opaque glazed door to ...

UTILITY ROOM

9'9" max x 5'6" max (2.97m max x 1.68m max)

High and low level units, roll edge work surfaces. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Single panel radiator. Tiled floor. Part tiled walls. White uPVC double glazed windows and rear door. Door to integral garage.

BEDROOM 1

16'9" max x 9'4" max (5.11m max x 2.84m max)

White uPVC double glazed windows. Single panel radiator. Corniced ceiling.

ENSUITE WET ROOM

Mira electric shower. Low flush W.C. Pedestal wash hand basin with mixer tap. Single panel radiator. White uPVC double glazed windows. Tiled floor. Panelled ceiling. Ceiling Downlighters.

BEDROOM 2

18'1" x 8'11" (5.51m x 2.72m)

White uPVC double glazed windows. Corniced ceiling. Built-in shelved cupboard.

BEDROOM 3

10'5" x 9'10" (3.18m x 3.00m)

White uPVC double glazed windows. Single panel radiator. Corniced ceiling.

BATHROOM

OUTSIDE

INTEGRAL GARAGE

14'10" max x 10'1" max (4.52m max x 3.07m max) Panelled up and over door. Light and power. Wall mounted boiler.

FRONT

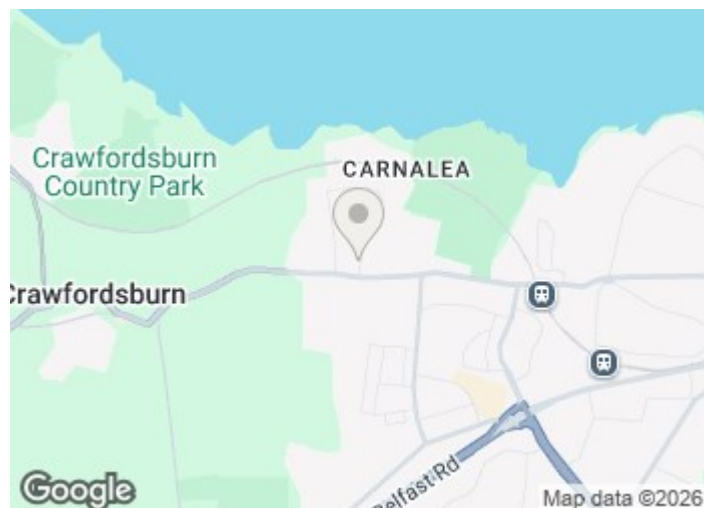
Garden laid in lawn, plants and shrubs. Light point. Concrete drive and path and parking area.

ENCLOSED REAR

Outside tap and light. Plants and shrubs.

SECRET GARDEN

Laid in lawn.

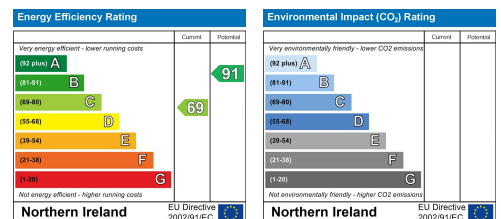


Directions



Floor Plan

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