

## 27 WINDSOR GARDENS

Bangor BT20 3DD

- City Centre Living at an Affordable Price
- Charming Mid Terrace Property
- Through Family Room/Dining Area
- 2 Large Bedrooms & Nursery Bedroom/Study
- White Bathroom
- Double Glazing & Gas Fired Central Heating
- Well Stocked Gardens
- Location with Convenience

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £175,000**

# 27 Windsor Gardens

, Bangor, BT20 3DD



## ACCOMMODATION

Double glazed entrance door.

## ENTRANCE HALL

Wooden laminate flooring. Single panel radiator. Feature single glazed internal window looking into kitchen. Corniced ceiling. Picture rail.

## UNDERSTAIRS CLOAK ROOM/WASH ROOM

White low flush W.C. Wash hand basin.

## DINING AREA

10'10" x 9'11" (3.30m x 3.02m)

White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring. Picture rail. Fitted seating with storage below. Open plan to ...

## FAMILY ROOM

11'0" max into bay x 10'10" max (3.35m max into bay x 3.30m max)

White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring. Feature wood burning stove. Wall shelving. Corniced ceiling. Picture rail. Remote controlled electric window blinds.

## KITCHEN

13'7 max x 5'7 max (4.14m max x 1.52m`2.13m max)

Modern high and low level units with roll edge panel radiator. Wooden flooring. work surfaces. Sink unit with mixer tap. Extractor fan. Integrated 4 ring hob and oven. 2 Integrated dishwashers. Integrated fridge/freezer. Tiled floor. Single panel radiator. Ceiling downlighters. Part tiled walls. White uPVC double glazed windows and rear door.

## STAIRS TO FIRST FLOOR LANDING

Picture rail. Access to roofspace.

## BEDROOM 1 (Rear)

10'11" x 9'9" (3.33m x 2.97m)

White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring.

## BEDROOM 2 (Front)

9'7" x 9'4" (2.92m x 2.84m)

White uPVC double glazed windows. Single panel radiator. Wide range of built-in wardrobes and cupboards. Remote controlled electric window blinds.

## NURSERY BEDROOM/STUDY (Front)

6'4" x 5'9" (1.93m x 1.75m)

White uPVC double glazed windows. Single panel radiator. Wooden flooring.

## BATHROOM

White suite comprising: Panelled bath with mixer tap. Mira Sport electric shower over. Pedestal wash hand basin. Low flush W.C. Part tiled walls. Panelled ceiling. Single panel radiator. Tiled floor. White uPVC double glazed windows.

## OUTSIDE

### FRONT

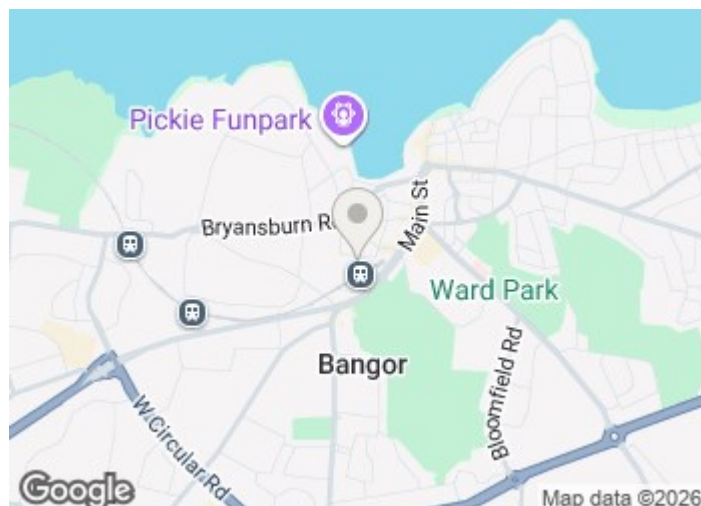
Small garden laid in stones, plants and shrubs. Security light point.

### REAR

Enclosed rear garden. Mostly paved. Garden decking. Utility store on decking with washer and tumble dryer. Raised borders with host of plants and shrubs. Outside light and tap. W

## PLEASE NOTE

The Vendor is a relative of an employee of Ulster Property Sales.

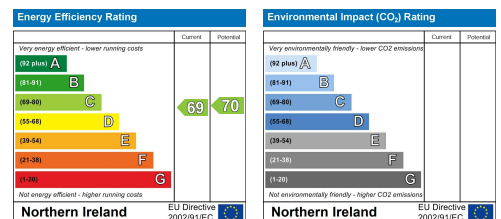


## Directions



# Floor Plan

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