



16 KINWOOD GRANGE

Bangor BT19 6FD

- 3 Bedrooms
- Spacious Lounge
- Double Glazing
- Phoenix Gas Heating System
- White Kitchen
- White Bathroom Suite
- Handy Downstairs Wash Room
- Cul De Sac
- No Onward Chain

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 £175,000

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, Bangor, BT19 6FD



ACCOMMODATION

COVERED PORCH

Light. Entrance door with double glazed side panel into ...

ENTRANCE HALL

Laminated wood floor.
Understairs storage cupboard.
Telephone point.

KITCHEN

12'2" x 10'1" (3.71m x 3.07m)
Range of white high and low level cupboards and drawers with roll edge work surfaces. Extractor hood with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Part tiled walls.

WASH ROOM

Comprising: Pedestal wash hand basin with splash back. W.C.
Laminated wood floor.

LOUNGE

16'8" x 12'9" at widest point (5.08m x 3.89m at widest point)
Open fireplace with gas fire, stainless steel surround and stone hearth. TV point. Double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

14'9" x 9'9" (4.50m x 2.97m)
Built-in wardrobe.

BEDROOM 2

10'4" x 9'1" (3.15m x 2.77m)

BEDROOM 3

9'6" x 7'3" (2.90m x 2.21m)

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C.
Part tiled walls. Built-in extractor fan.

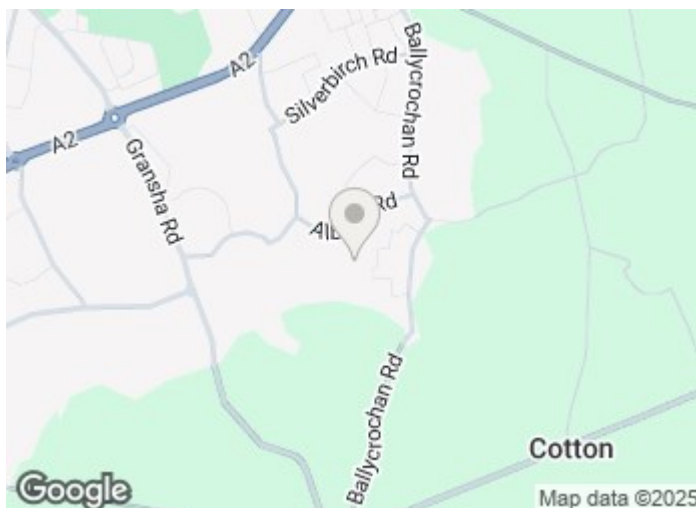
OUTSIDE

FRONT AND SIDE

Garden in lawn.

REAR

Enclosed garden in lawn, stoned area. Sensor light.



Directions



Floor Plan

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