



62 CENTRAL AVENUE

Bangor BT20 3AW

- Newly Refurbished Townhouse
- Flexible Accommodation
- 2 Bedrooms & 2 Receptions
- Open Plan Living Kitchen
- Modern White Shower Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- Town Centre Living
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £130,000

62 Central Avenue

, Bangor, BT20 3AW



ACCOMMODATION

uPVC Composite entrance door into ...

ENTRANCE PORCH

Stairs to landing.

BEDROOM 2

7'1" x 7'0" (2.16m x 2.13m)

SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Heated towel rail. PVC ceiling with 2 Downlights. Built-in extractor fan.

LOUNGE

14'4" x 13'5" (4.37m x 4.09m)

Feature reclaimed brick fireplace with multi-fuel burning stove and tiled hearth. Oak effect wood flooring. Panelled ceiling with 4 Downlights.

BEDROOM 1

10'8" x 7'0" (3.25m x 2.13m)

Double built-in wardrobe.

STAIRS TO LANDING

FAMILY ROOM/BEDROOM 3

12'10" x 10'11" (3.91m x 3.33m)

Porcelain tiled floor. Feature exposed brick chimney breast. 3 Downlights. Open plan to

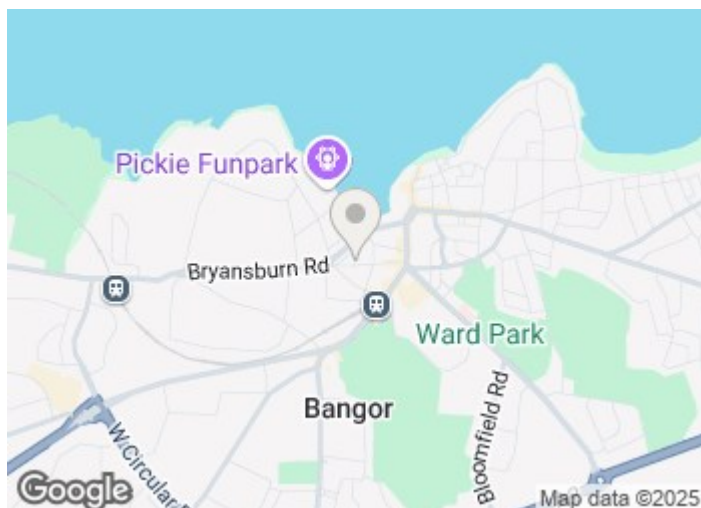
KITCHEN

10'10" x 6'7" (3.30m x 2.01m)

Range of Sage high and low level cupboards and drawers with oak roll edge work surfaces. Built-in Beko 4 ring ceramic hob and oven under. Free standing fridge/freezer. Washing machine. Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Porcelain tiled floor. Part tiled walls. Double glazed Velux window.

OUTSIDE

Large patio area, ideal for summer barbecues.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

