



30 FAULKNER ROAD

Bangor BT20 3FA

- Well Presented Throughout
- 2 Bedrooms (Dressing Room)
- Spacious Living Open Plan To Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- Grey Kitchen
- White Bathroom Suite
- Secure Complex

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £145,000

30 Faulkner Road

, Bangor, BT20 3FA



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Laminated wood floor. Built-in storage cupboard.

LOUNGE

18'1" x 12'8" (5.51m x 3.86m)

Laminated wood floor. uPVC double glazed French doors. Open plan to ...

KITCHEN

7'6" x 5'10" (2.29m x 1.78m)

Range of grey high and low level cupboards and drawers

with roll edge work surfaces.

Built-in stainless steel gas 4 ring hob and oven under.

Extractor hood with integrated fan and light. Integrated washer/dryer and fridge/freezer. Part tiled walls. Ceramic tiled floor.

BEDROOM 1

11'1" x 10'3" (3.38m x 3.12m)

BEDROOM 2

11'4" x 9'7" (3.45m x 2.92m)

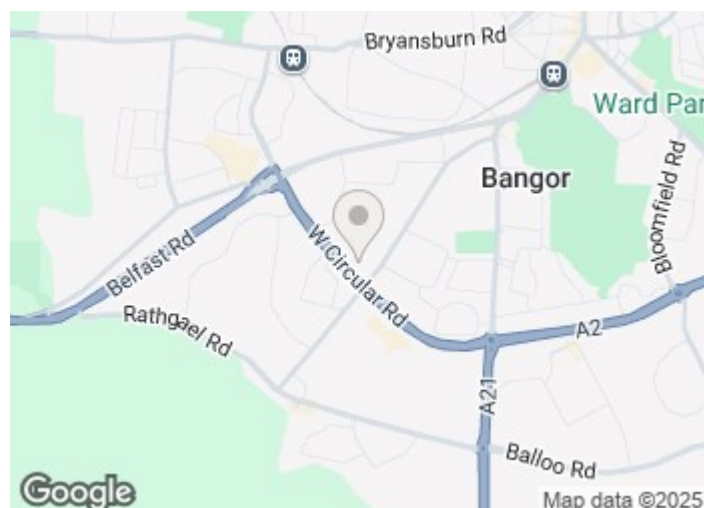
Range of built-in wardrobes.

SHOWER ROOM

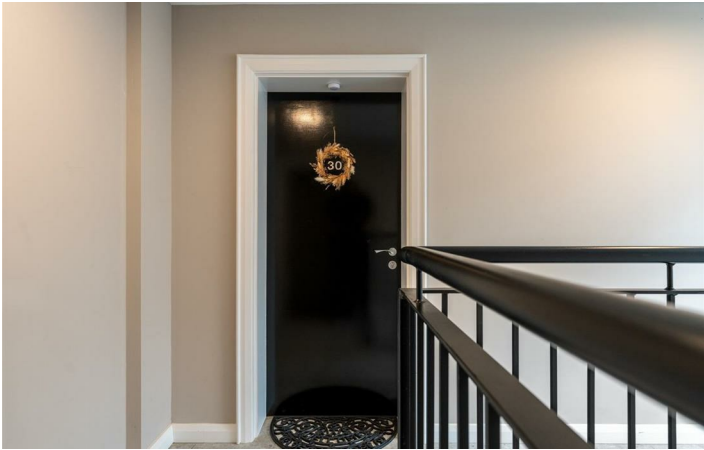
White suite comprising: Walk-in shower with Thermostatic shower and Drencher. Wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Heated towel rail. Built-in extractor fan.

PLEASE NOTE

Management Charge: Approximately £774.00 per annum as at 20.01.2025



Directions



Floor Plan

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