



28 KILMAINE ROAD

Bangor BT19 6DT

- 3 Bedroom & 1+ Reception
- Conservatory
- Well Appointed Kitchen, Separate Utility
- Attractive White Bathroom
- Double Glazing & Gas Fired Heating System
- Store with Up & Over Door
- Gardens Front & Rear
- Appealing Semi Chalet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £180,000

28 Kilmaine Road

, Bangor, BT19 6DT



ACCOMMODATION

White uPVC double glazed front door and white uPVC double glazed side panels.

ENTRANCE HALL

Tiled floor. Double panel radiator.

LOUNGE

14'2" x 13'2" (4.32 x 4.01)
15 Pane glazed door from hall. White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring. Dimmer switch. 15 Pane glazed double doors to ...

DINING AREA

10'3" x 8'4" (3.12 x 2.54)
Tiled floor. Double panel radiator. 2 Double wall light points. Open plan access to ...

CONSERVATORY

13'3" x 10'4" (4.04 x 3.15)
White uPVC double glazed windows and rear double doors. Tiled floor. 2 single panel radiators.

KITCHEN

11'10" max x 10'2" max (3.61 max x 3.10 max)
15 Pane glazed doors from both hall and

Dining area. High and low level units. Roll edge work surfaces. Stainless steel sink unit with mixer taps. Concealed lighting. Plumbed for dishwasher. Extractor fan. Integrated 4 ring gas hob and electric oven. Part tiled walls. Tiled floor. Single panel radiator. Ceiling downlighters. White uPVC double glazed windows.

UTILITY ROOM

Low level units. Roll edge work surfaces. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Tiled floor. Tiled walls. Panelled ceiling. White uPVC double glazed windows and rear door.

ADJACENT STORE

Wall mounted gas boiler. Light and power. Panelled up and over door.

STAIRS TO 1ST FLOOR LANDING

White uPVC double glazed window. Built-in shelved cupboard. Access to roofspace.

BEDROOM 1

14'0" max x 9'3" max (4.27 max x 2.82 max)
White uPVC double glazed windows. Double panel radiator. Built-in wardrobe.

BEDROOM 2

10'2" max x 10'4" max into recess (3.10 max x 3.15 max into recess)
White uPVC double glazed windows. Double panel radiator.

BEDROOM 3

10'3" x 6'8" max into recess (3.12m x 2.03m max into recess)
White uPVC double glazed windows. Single panel radiator.

BATHROOM

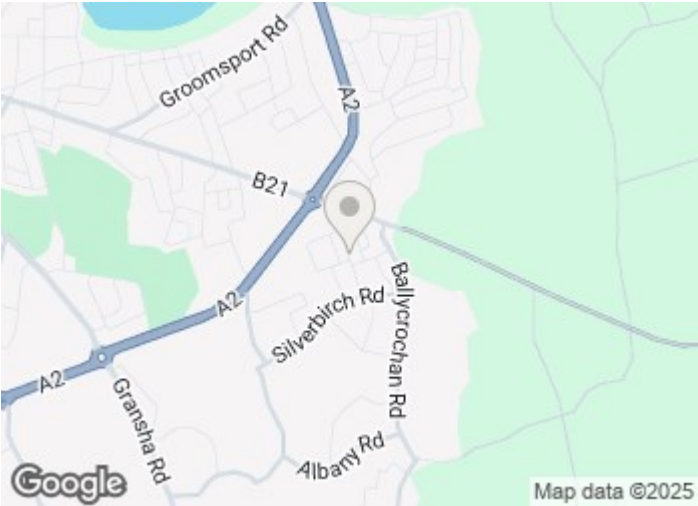
White suite comprising: Panelled bath with shower over. Shower screen. Low flush W.C. Wash hand basin. Tiled walls. Tiled floor. Wall mounted heated towel rail. White uPVC double glazed windows. Ceiling downlighters.

OUTSIDE

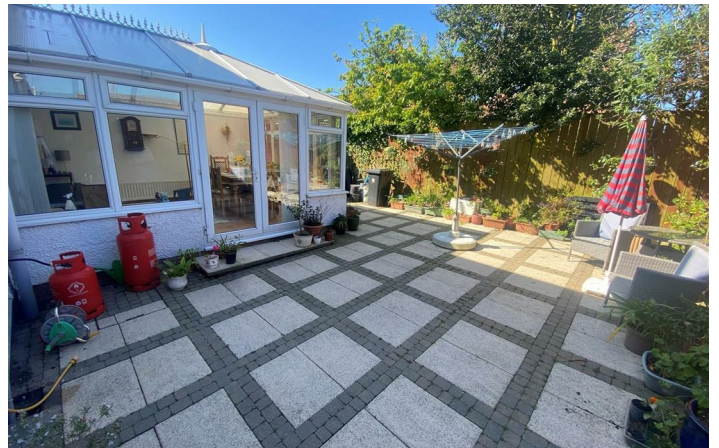
Brick paved drive. Garden laid in lawn. Light point.

ENCLOSED REAR

Paved. Light point. Outside tap.



Directions



Floor Plan

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