



## 30 BRUNSWICK ROAD

Bangor BT20 3DU

- Extended Semi
- 3 Bedrooms
- 2+ Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Modern Kitchen
- White Bathroom
- Mature Rear Garden
- Handy Location
- No Onward Chain

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

**Offers Over £199,950**

# 30 Brunswick Road

, Bangor, BT20 3DU



**ACCOMMODATION**

13 Pane half glazed door with opaque glazed side panels into ...

**ENTRANCE HALL**

Ceramic tiled floor. Cloaks space. Understairs storage cupboard. Picture rail. Cornice.

**LOUNGE**

13'1" x 11'8" (3.99m x 3.56m)  
Open fireplace with wood burning stove, slate hearth, oak mantel piece. Picture rail. Cornice. Laminated wood floor.

**DINING ROOM**

11'11" x 11'0" (3.63m x 3.35m)  
Open fireplace with tiled surround and oak mantel piece. Laminated wooden floor. Picture rail.

**KITCHEN / LIVING AREA**

16'2" x 12'2" (4.93m x 3.71m)  
Shaker range of high and low level cupboards and drawers with roll edge work surfaces. Stainless steel Stoves 4 ring hob and Zanussi double oven with extractor fan and light. Single drainer sink unit with mixer taps.

Plumbed for washing machine and dishwasher. Part tiled walls. Ceramic tiled floor. Breakfast bar. 11 Downlights.

**DINING AREA**

7'7" x 7'4" (2.31m x 2.24m)  
Ceramic tiled floor.

**DOWNSTAIRS WASH ROOM**

Comprising: Wash hand basin and W.C.  
Ceramic tiled floor.

**SPINDLE STAIRCASE TO LANDING**

**BEDROOM 1**

11'10" x 11'0" (3.61m x 3.35m)  
Range of built-in bedroom furniture. Oak laminated wood floor. Picture rail. Telephone point. 2 Wall light points.

**BEDROOM 2**

11'0" x 11'0" (3.35m x 3.35m)  
Lamianted wood floor. Picture rail.

**BEDROOM 3**

8'102 x 7'8" (2.44m x 2.34m)  
Laminated wood floor. Picture rail.

**BATHROOM**

Comprising: Panelled bath with mixer tap. Corner tiled shower cubicle with Gainsborough electric shower unit. Vanity unit with inset wash hand basin. Part tiled walls. 4 Low voltage downlights. Built-in extractor fan.

**SEPARATE W.C.**

Laminated wooden floor.

**ROOFSPACE**

Slingsby ladder. Part floored.

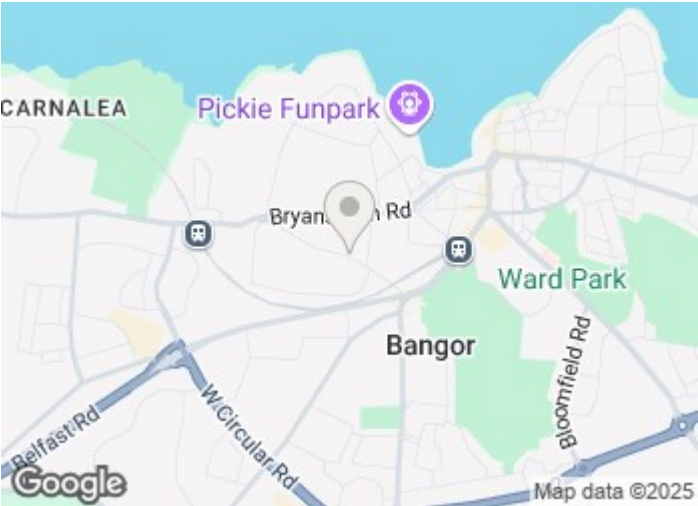
**OUTSIDE**

**FRONT**

Garden in lawn with shrubs. Light. Tarmac driveway.

**REAR**

Enclosed garden in lawn with trees, shrubs and climbers. Timber Garage. Paved patio area. Tap. Light.



## 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.

