

109 NEWTOWNARDS ROAD

Bangor BT20 4DS

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Grey Gloss Kitchen
- White Bathroom Suite
- Handy Downstairs Wash Room
- Spacious Driveway

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

Offers Over £135,000

109 Newtownards Road

, Bangor, BT20 4DS



ACCOMMODATION

Half glazed door into ...

ENTRANCE HALL

WASH ROOM

Comprising: Wash hand basin and W.C. PVC panelled walls and ceiling. Understairs storage cupboard.

LOUNGE

13'1" x 10'9" (3.99m x 3.28m)
Closed over fireplace. Laminated wood floor.

FAMILY ROOM

13'9" x 9'11" (4.19m x 3.02m)
Closed over fireplace with tiled surround and hearth. Laminated wood floor.

KITCHEN

9'11" x 8'3" (3.02m x 2.51m)
Range of modern grey gloss high and

low level cupboards and drawers with roll edge work surfaces. Built-in Beko 4 ring hob and oven with built-in microwave. Extractor canopy with integrated fan and light. Integrated fridge/freezer. Single drainer stainless steel sink unit with mixer taps.

STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and immersion heater. Built-in storage cupboard with gas boiler.

BEDROOM 1

13'8" x 10'1" (4.17m x 3.07m)
Built-in wardrobe. Laminated wood floor.

BEDROOM 2

9'11" x 10'7" (3.02m x 3.23m)
Laminated wood floor.

BEDROOM 3

10'1" x 8'4" (3.07m x 2.54m)
Laminated wood floor.

BATHROOM

White suite comprising: Panelled bath. Mira Sport electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled walls and ceiling. 4 Downlights. Chrome heated towel rail.

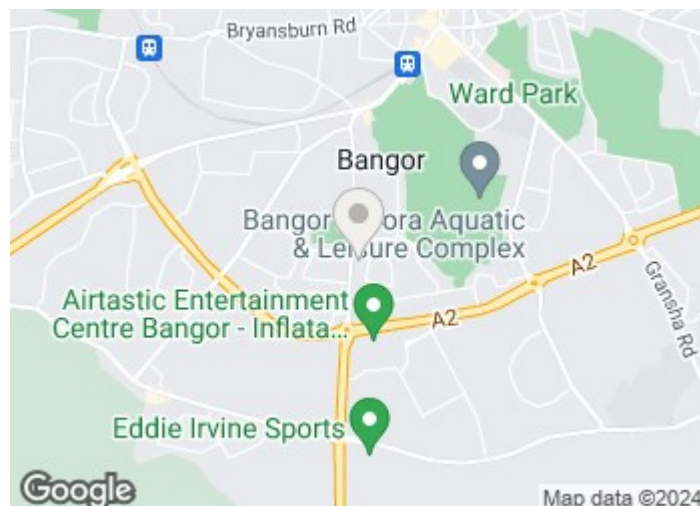
OUTSIDE

FRONT

Off street parking.

REAR

Enclosed garden in lawn with hedges. Light. Store house with light and power. Plumbed for washing machine.



Directions



Floor Plan

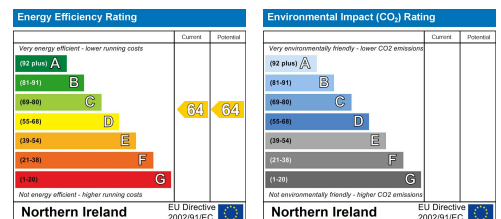
109, Newtownards Road, BANGOR, BT20 4DS



Total Area: 91.7 m² ... 987 ft²

All measurements are approximate and for display purposes only

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