



## 42 CLIFTON ROAD

Bangor BT20 5HY

- Flexible Accommodation
- 3 Bedrooms / Study
- 2 Reception Rooms
- Spacious Kitchen
- Phoenix Gas Heating System
- Part Double Glazing
- White Bathroom Suite
- Handy Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £260,000**

# 42 Clifton Road

, Bangor, BT20 5HY



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Double doors into ...

## KITCHEN

16'11" x 15'11" (5.16m x 4.85m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Single drainer sink unit with mixer taps. Plumbed for dishwasher. 4 Downlights. Ceramic tiled floor. Extractor canopy with integrated fan and light.

## FAMILY ROOM

15'6" x 8'6" widening to 14'9" and narrowing to 10 (4.72m x 2.59m widening to 4.50m and narrowing to 3)

Laminated wood floor. uPVC double glazed French doors leading to rear. Dimmer.

## UTILITY ROOM

7'10" x 6'4" (2.39m x 1.93m)

Plumbed for washing machine. Ceramic tiled floor.

## WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Ceramic tiled floor. Built-in cupboard.

## STORE ROOM

16'10" x 9'5" widening to 12'2" (5.13m x 2.87m widening to 3.71m)

Laminated wood floor.

## LOUNGE / BEDROOM 1

15'7" x 12'10" into bay (4.75m x 3.91m into bay)

Open fireplace with stone surround and hearth, wood mantel.

## BEDROOM 2

12'7" x 10'11" (3.84m x 3.33m)

Built-in wardrobe.

## BEDROOM 3

10'11" x 9'11" (3.33m x 3.02m)

4 Downlights.

## BEDROOM 4

9'5" x 7'11" (2.87m x 2.41m)

Picture rail.

## STUDY

14'3" x 6'3" at widest point (4.34m x 1.91m at widest point)

Built-in storage cupboards.

## BATHROOM

White suite comprising: Pine panelled bath. Pedestal wash hand basin. W.C. Shower cubicle with New Team shower. Built-in extractor. Ceramic tiled floor. Part tiled walls.

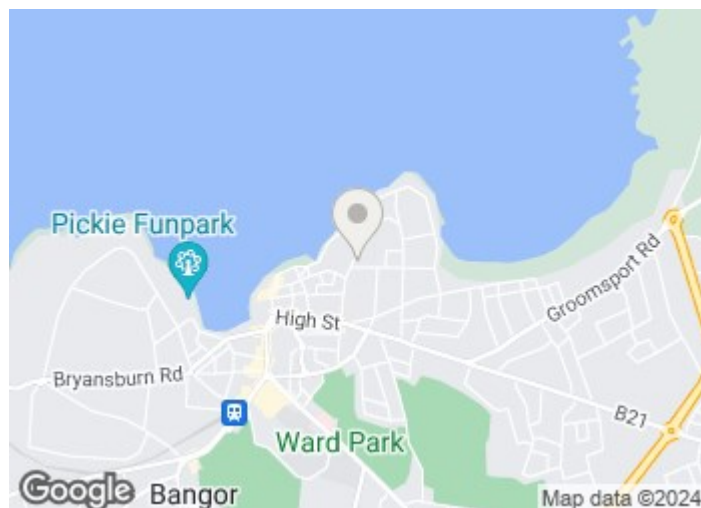
## OUTSIDE

### FRONT

Garden with trees and shrubs.

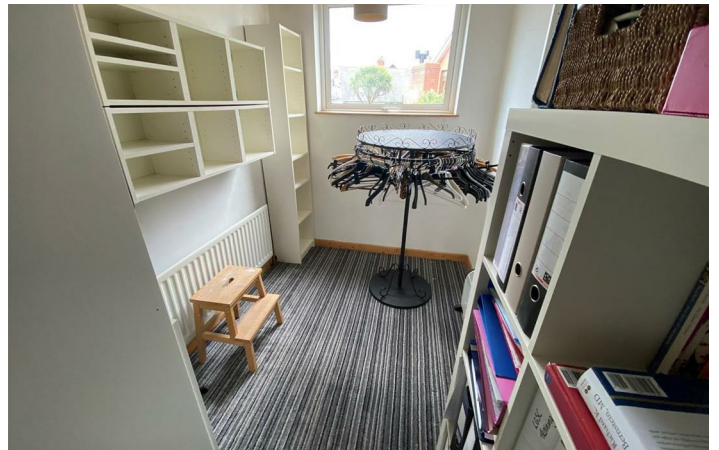
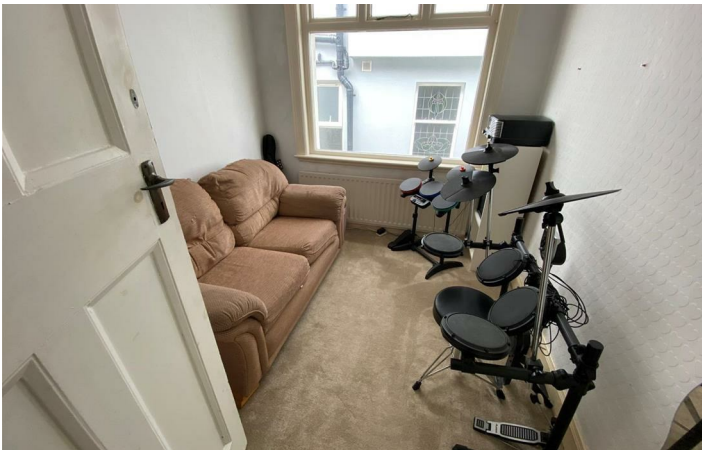
### REAR

Garden in paving with trees and shrubs. Tap. Light.



## Directions







# Floor Plan

42 Clifton Road, BANGOR, BT20 5HY



Total Area: 157.0 m<sup>2</sup> ... 1690 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-91% <b>A</b>	
91-81% <b>B</b>		81-91% <b>B</b>	
80-69% <b>C</b>		69-80% <b>C</b>	
59-48% <b>D</b>		55-68% <b>D</b>	
39-54% <b>E</b>		39-54% <b>E</b>	
21-38% <b>F</b>		21-38% <b>F</b>	
1-10% <b>G</b>		1-10% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>57</b>	<b>61</b>		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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