



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 Around £245,000

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.

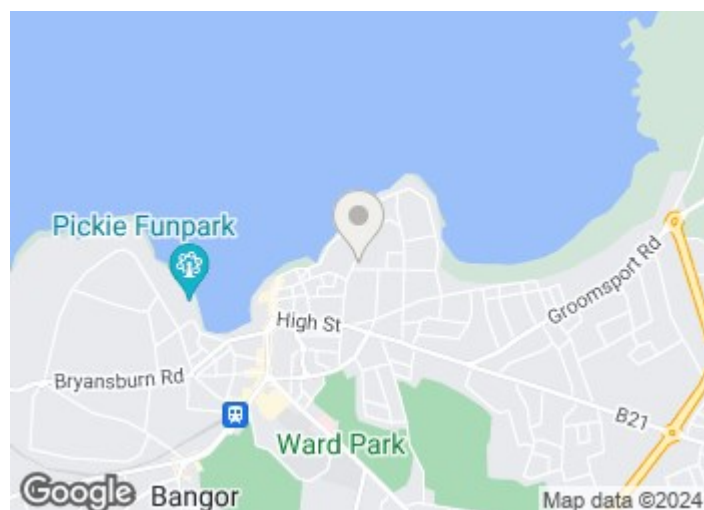
OUTSIDE

FRONT

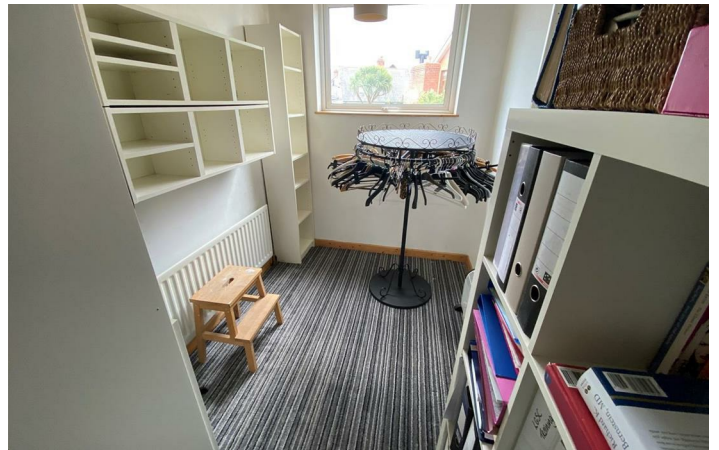
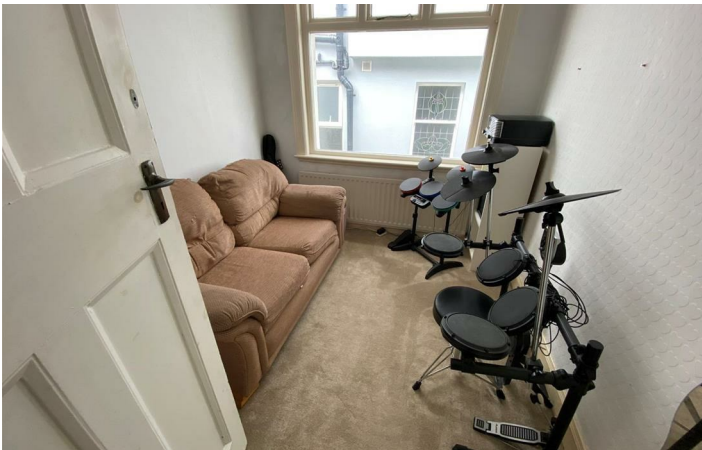
Garden with trees and shrubs.

REAR

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



Directions



Floor Plan

42 Clifton Road, BANGOR, BT20 5HY



Total Area: 157.0 m² ... 1690 ft²

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
57	61		
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



Jonathan Collins trading under licence as Ulster Property Sales (North Down)
©Ulster Property Sales is a Registered Trademark