



251 CLANDEBOYE ROAD

Bangor BT19 1AA

- Well Presented Throughout
- 3 Bedrooms
- 1+ Reception Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Kitchen
- White Bathroom Suite
- Attached Garage
- Immediate Possession

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

Offers Over £130,000

251 Clandeboye Road

, Bangor, BT19 1AA



ACCOMMODATION

Opaque glazed door with matching side panel into ...

ENTRANCE HALL

Telephone point.

LOUNGE/DINING AREA

24'0" x 11'3" narrowing to 8'1" (7.32m x 3.43m narrowing to 2.46m)

Open fireplace with cast iron effect and tiled hearth. Laminated wood floor.

KITCHEN

9'1" x 8'0" (2.77m x 2.44m)

Range of white high and low level cupboards and with roll edge work surfaces. Built-in 4 ring gas hob and oven under. Built-in Zanussi

extractor fan. Single drainer sink unit with mixer taps. Bosch integrated dishwasher. Part pine panelled walls. Part tiled walls. Ceramic tiled floor.

STAIRS TO FIRST FLOOR

BEDROOM 1

13'0" x 9'7" (3.96m x 2.92m)

Built-in wardrobe. Built-in cupboard. Laminated wood floor.

BEDROOM 2

9'7" x 8'2" (2.92m x 2.49m)

Built-in wardrobe. Telephone point.

BEDROOM 3

10'1" x 7'9" (3.07m x 2.36m)

Built-in wardrobe. Laminated wood floor.

BATHROOM

White suite comprising: Bath with Triton electric shower. Pedestal wash hand basin. W.C. Pine ceiling with 4 eyeball downlighters.

OUTSIDE

GARAGE

17'1" x 8'11" (5.21m x 2.72m)

Roller door.

FRONT

Garden in lawn.

REAR

Garden in flagstones. Tap.



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



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