



44 WESTMORELAND CRESCENT

Bangor BT20 3ND

- 3 Bedrooms
- Spacious Lounge
- Modern Grey Kitchen
- White Shower Room
- Phoenix Gas Heating System
- uPVC Double Glazing
- Detached Garage
- Cul De Sac
- Well Presented Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £199,950

44 Westmoreland Crescent

, Bangor, BT20 3ND



ACCOMMODATION

uPVC double glazed entrance door with leaded glass light and uPVC double glazed side panels into ...

ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard. 8 Pane glazed door with bevelled glass into ...

LOUNGE

12'6" x 9'11" (3.81m x 3.02m)
Laminated wood floor.

KITCHEN/DINING AREA

16'4" x 12'0" (4.98m x 3.66m)
Range of grey fronted high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinet. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Black extractor

canopy with integrated extractor fan and light. Tiled walls. Laminated wood floor. Anthracite heated towel rail. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

12'10" x 9'5" (3.91m x 2.87m)
Built-in wardrobe. Built-in storage cupboard.

BEDROOM 2

10'2" x 9'8" (3.10m x 2.95m)
Built-in wardrobe.

BEDROOM 3

9'9" x 6'8" with door recess (2.97m x 2.03m with door recess)
Built-in wardrobe.

SHOWER ROOM

White suite comprising: Corner shower with thermostatic shower over. Pedestal wash hand basin. W.C. PVC panelled ceiling. Black heated towel rail

OUTSIDE

DETACHED GARAGE

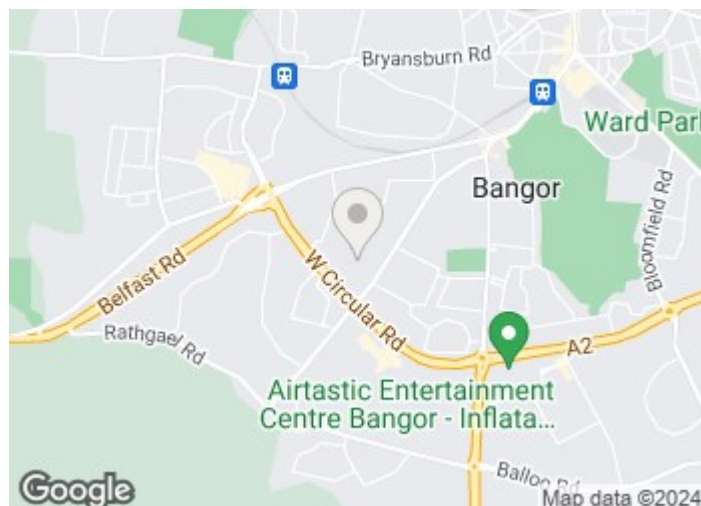
17'11" x 8'6" (5.46m x 2.59m)
Up and over door. Light and power.

FRONT

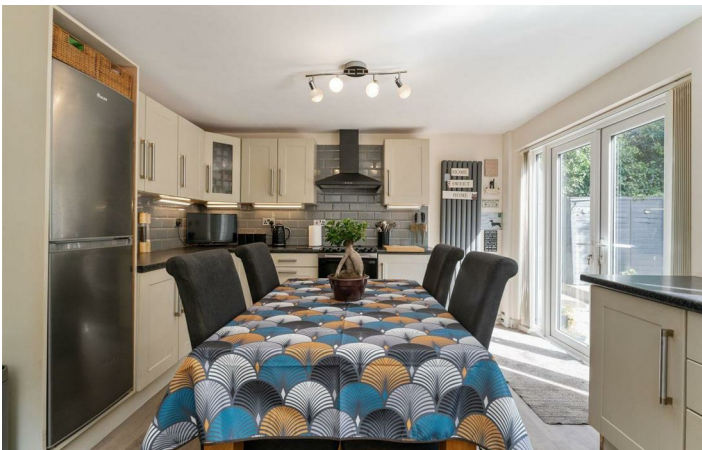
Garden in lawn with shrubs. Lights.

REAR

Enclosed garden in pavestones. Tap. Sensor light.

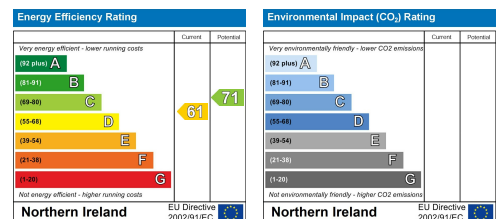


Directions



Floor Plan

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