



## 8 LOVEROCK CLOSE

Bangor BT19 1EF

- 3 Bedrooms
- Lounge / Dining Area
- uPVC Double Glazing
- Oil Fired Heating System
- Beech Kitchen
- White Bathroom Suite
- Immediate Possession
- Cul De Sac

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

68

41

**Offers Over £140,000**

# 8 Loverock Close

, Bangor, BT19 1EF



## ACCOMMODATION

Opaque uPVC double glazed entrance door with matching side panel into ...

## ENTRANCE HALL

Built-in hotpress with insulated copper cylinder and Willis type immersion heater. Laminated wood floor.

## LOUNGE

20'5" x 11'6" narrowing to 7'7" (6.22m x 3.51m narrowing to 2.31m)  
Open fireplace with granite hearth and oak mantel. Laminated wood floor.

## KITCHEN

10'3" x 8'3" (3.12m x 2.51m)  
Range of beech high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring gas hob and Diplomat oven under. Extractor hood with integrated fan and light.

Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. 4 Downlights.

## STAIRS TO LANDING

### BEDROOM 1

13'5" x 8'6" (4.09m x 2.59m)  
Laminated wood floor.

### BEDROOM 2

12'5" x 6'8" (3.78m x 2.03m)  
Laminated wood floor.

### BEDROOM 3

10'5" x 6'1" (3.18m x 1.85m)  
Built-in wardrobe.

## BATHROOM

White suite comprising: Panelled bath with "Creda" electric shower. Pedestal wash hand basin. W.C. Tiled walls. Built-in extractor fan. 4 Downlights.

## OUTSIDE

### FRONT

Garden in lawn.

### REAR

Enclosed garden in lawn. Boiler house. PVC oil tank. Tap. Light.



## Directions



# Floor Plan

8, Loverock Close, BANGOR, BT19 1EF



Ground Floor

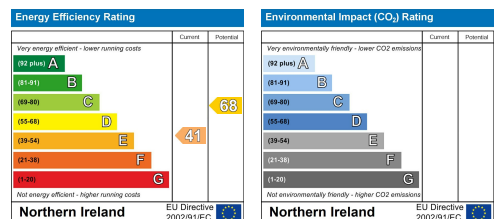


First Floor

Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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