



49 GRANSHA ROAD

Bangor BT20 4UD

- 2 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil fired Heating System
- Beech Kitchen
- White Bathroom Suite
- Attached Garage
- Open Aspect To Front
- Cul De Sac
- Immediate Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		30	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £199,950

49 Gransha Road

, Bangor, BT20 4UD



ACCOMMODATION

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

ENTRANCE PORCH

15 Pane glazed door into ...

ENTRANCE HALL

LOUNGE

13'9" into bay x 10'4" (4.19m into bay x 3.15m)

Mock electric fire with marble effect surround and hearth with oak mantel. 8 Pane double doors into ...

DINING ROOM

10'52 x 9'11" (3.05m x 3.02m)
Cornice.

KITCHEN

10'6" x 9'4" (3.20m x 2.84m)

Range of beech fronted high and low level cupboards and drawers with roll edge work surfaces. Neff built-in extractor fan. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Laminated wood floor.

BEDROOM 1

12'6" into bay x 10'5" (3.81m into bay x 3.18m)

BEDROOM 2

9'11" x 8'10" (3.02m x 2.69m)

BATHROOM

White Suite comprising: Panelled

bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Part pine panelled walls. Pine ceiling.

OUTSIDE

ATTACHED GARAGE

18'10" x 9'5" (5.74m x 2.87m)

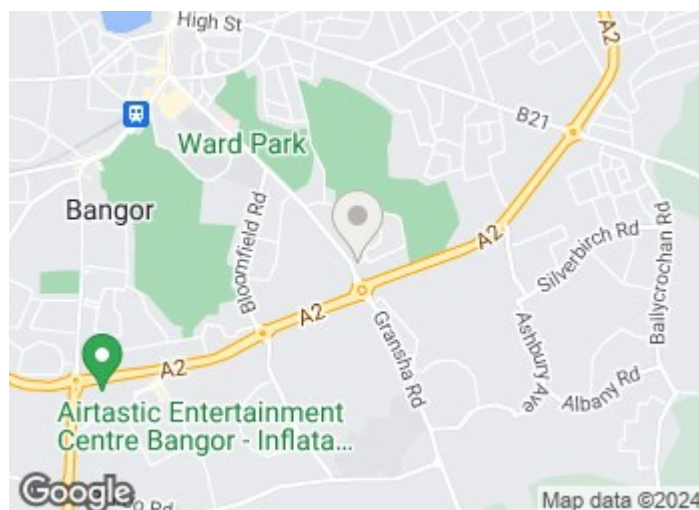
Roller door, light and power. Oil fired boiler.

FRONT

Garden in lawn with shrubs. Sensor light.

REAR

Enclosed garden in lawn. Sensor Light. Summer house: 12'2" x 10'7"



Directions



Floor Plan

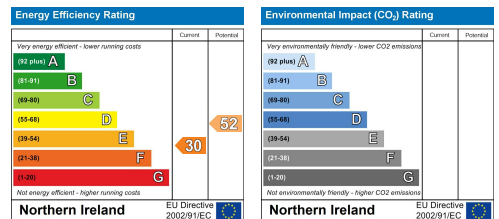
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Total Area: 61.7 m² ... 664 ft² (excluding garage)

All measurements are approximate and for display purposes only

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