



7 GRANSHA ROAD

Bangor BT20 4TN

- 3 Bedrooms
- Lounge
- uPVC Double Glazing
- Oil fired Heating System
- Newly Fitted Kitchen
- White Shower Room
- Detached Garage
- 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		56	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £295,000

7 Gransha Road

, Bangor, BT20 4TN



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Tiled floor. Built-in cloaks cupboard.

LOUNGE

15'7" x 14'11" (4.75m x 4.55m)

Open fireplace with granite surround and hearth, wood mantel.

Laminated wood floor. Cornice.

BEDROOM 1

13'10" x 12'9" (4.22m x 3.89m)

6 Pane half glazed door into kitchen.

KITCHEN

18'1" x 9'10" (5.51m x 3.00m)

Range of Gregish high and low level cupboards and drawers with

butcher block roll edge work surfaces. Built-in Beko ceramic 4 ring hob and Zanussi double oven. Extractor canopy with integrated fan and light. 11/2 tub ceramic single drainer sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls.

BEDROOM 2

11'10" x 11'3" (3.61m x 3.43m)

Walk-in wardrobe. Built-in cupboard.

DINING ROOM/BEDROOM 3

13'0" x 9'8" (3.96m x 2.95m)

Laminated wood floor.

SHOWER ROOM

Comprising: Corner shower with

Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 5 Downlights. Built-in extractor fan. Built-in hotpress with Gledhill Select cylinder tank.

OUTSIDE

DETACHED GARAGE

17'4" x 11'2" (5.28m x 3.40m)

Up and over door. Light and power. Oil fired boiler.

FRONT

Garden.

REAR

Enclosed garden in lawn with trees and shrubs. Paved patio area with Pergola. Tap. Light. PVC oil tank.

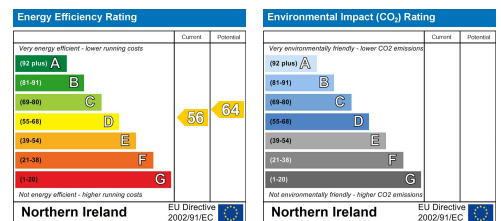


Directions



Floor Plan

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