

60 QUEENS PARADE

Bangor BT20 3BH

- Period Town House
- Spectacular Sea Views
- 4 Bedrooms (Ensuite)
- 3 Reception Rooms
- Phoenix Gas Heating System
- Cream Kitchen
- White Bathroom Suite
- Town Centre Living
- 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	68	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £375,000

60 Queens Parade

, Bangor, BT20 3BH



ACCOMMODATION

Hardwood entrance door into

ENTRANCE PORCH

Half glazed door into

EMTRANCE HALL

Understairs storage cupboard. Glazed double doors into ...

LOUNGE

15'11" x 10'10" (4.85m x 3.30m)

Cornice. Ceiling rose.

DINING AREA

13'0" x 10'10" (3.96m x 3.30m)

Cornice. Ceiling rose.

KITCHEN/SNUG

23'0" x 10'9" widening to 15'11" (7.01m x 3.28m widening to 4.85m)

Range of cream high and low level cupboards and drawers with butcher block effect roll edge work surfaces incorporating unit display cabinets. Built-in Beko ceramic hob and Hotpoint double oven under. Extractor hood with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. 13 Downlights.

UTILITY ROOM

7'10" x 7'9" (2.39m x 2.36m)

Plumbed for washing machine.

WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps. W.C. Laminated wood floor.

STAIRS TO LANDING

Double glazed Velux window. 2 Downlights. Cornice.

BEDROOM 1

15'4" x 11'0" (4.67m x 3.35m)

Access to roofspace.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin. W.C. Corner shower Thermostatic shower over. 3 Downlights. Built-in extractor fan. Heated towel rail.

FAMILY ROOM

17'3" x 15'11" into bay (5.26m x 4.85m into bay)

Ceiling rose. Cornice. TV point.

BEDROOM 2

13'2" x 11'1" (4.01m x 3.38m)

Cornice.

STAIRS TO LANDING

BEDROOM 3

10'11" widening to 17'2" x 13'0" narrowing to 6'7" (3.33m widening to 5.23m x 3.96m narrowing to 2.01m)

TV point.

ENSUITE

Comprising: Corner shower with Triton T70 electric shower. Pedestal wash hand basin. W.C. 3 Downlights. Built-in extractor fan. Tiled effect laminated wood floor.

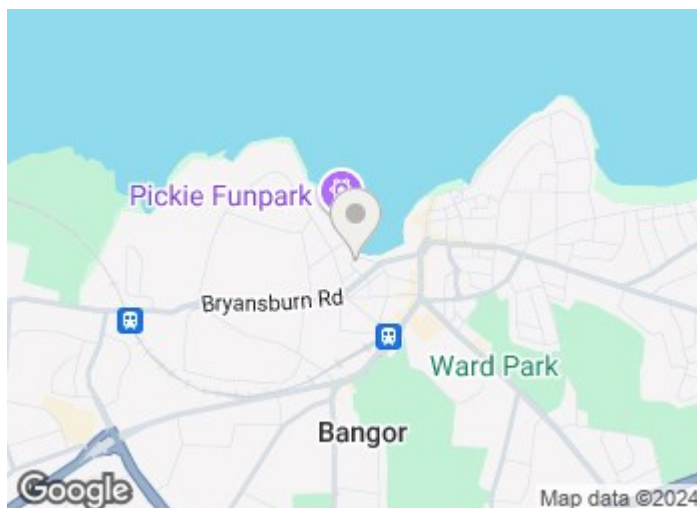
BEDROOM 4

13'32" x 11'1" (3.96m x 3.38m)

OUTSIDE

REAR YARD

Tap. Light.

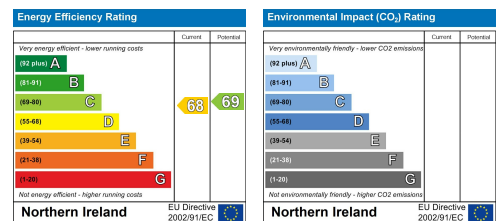


Directions



Floor Plan

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