



## 12 WARREN GROVE

Bangor BT20 3HL

- Extended Semi
- Flexible Accommodation
- Conservatory
- 3 Bedrooms / 3 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen
- White Bathroom Suite / Shower Room
- Detached Garage
- Corner Site / 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>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(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	

**Offers Over £185,000**

# 12 Warren Grove

, Bangor, BT20 3HL



## ACCOMMODATION

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

## ENTRANCE HALL

Laminated wood floor. Understairs storage cupboard.

## LOUNGE

12'10" x 12'8" (3.91m x 3.86m)  
Laminated wood floor. Cornice.

## DINING AREA

10'6" x 9'0" (3.20m x 2.74m)  
Laminated wood floor. Cornice. uPVC double glazed patio doors.

## CONSERVATORY

10'5" x 9'10" (3.18m x 3.00m)  
Laminated wood floor.

## KITCHEN

14'1" x 8'0" (4.29m x 2.44m)  
Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in 4 ring gas hob and oven with microwave. Integrated fridge/freezer and

dishwasher. 11/2 tub single drainer stainless steel sink unit with mixer taps. Part tiled walls. Ceramic tiled floor. 6 Downlights.

## FAMILY ROOM

14'7" x 12'10" widening to 16'9" (4.45m x 3.91m widening to 5.11m)  
Laminated wood floor. 7 Downlights.

## SHOWER ROOM

Comprising: Walk-in corner shower with Galaxy Aqua 4000 electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. 4 Downlights. Built-in extractor fan.

## STAIRS TO LANDING

## BEDROOM 1

12'10" x 10'3" (3.91m x 3.12m)  
Range of built-in bedroom furniture.

## BEDROOM 2

10'3" x 9'0" (3.12m x 2.74m)

## BEDROOM 3

8'4" x 8'3" (2.54m x 2.51m)  
Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## BATHROOM

White suite comprising: Panelled bath with mixer taps. Tiled shower cubicle with Mira Vigour electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor. Tiled walls. 4 Downlights.

## OUTSIDE

## DETACHED GARAGE

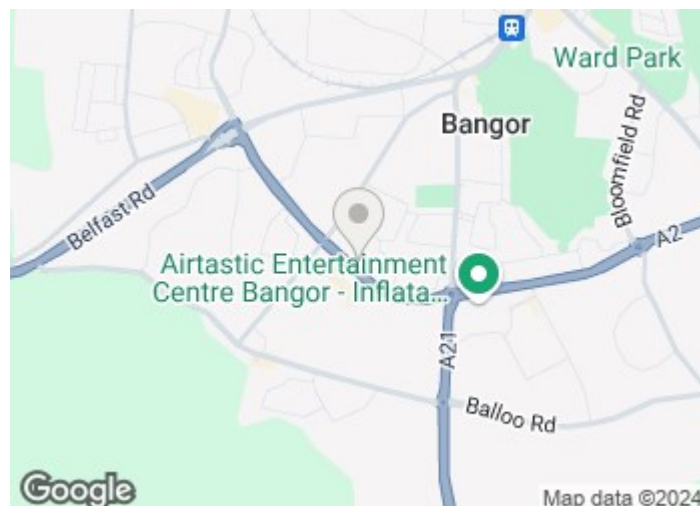
20'1" x 12'3" (6.12m x 3.73m)  
Up and over door, light and power. Double drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

## FRONT & SIDE

Garden in lawn with hedges and shrubs. Light.

## REAR

Enclosed garden in lawn with hedges. Tap. Sensor light. PVC oil tank. Boiler house.



## Directions



# Floor Plan

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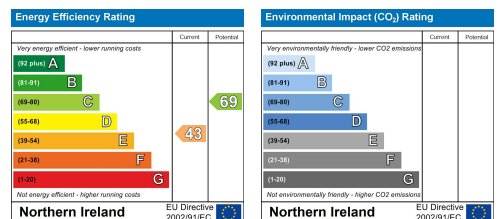


Ground Floor

First Floor

Total Area: 115.0 m<sup>2</sup> ... 1238 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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