



12 MANOR COURT

Bangor BT20 3LQ

- 3 Bedrooms
- Lounge / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Kitchen
- White Shower Room
- Cul De Sac
- No Onward Chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £120,000

12 Manor Court

, Bangor, BT20 3LQ



ACCOMMODATION

PVC entrance door into ...

ENTRANCE PORCH

6 Pane half glazed door into ...

LOUNGE

23'1" x 15'8" narrowing to 8'8"
(7.04m x 4.78m narrowing to
2.64m)

Open fireplace with tiled surround
and hearth, mahogany
mantelpiece. Built-in cloaks
cupboard.

KITCHEN

10'4" x 7'3" (3.15m x 2.21m)

Range of high and low level
cupboards and drawers with roll

edge work surfaces. Built-in
ceramic 4 ring hob and oven
under. Built-in extractor fan.

Single drainer stainless steel sink
unit with mixer taps. Plumbed for
washing machine.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

11'0" x 8'9" (3.35m x 2.67m)

BEDROOM 2

11'9" x 8'9" at widest pt (3.58m x
2.67m at widest pt)

Laminated wood floor.

BEDROOM 3

12'9" x 7'0" (3.89m x 2.13m)

Built-in wardrobe.

SHOWER ROOM

Comprising: Corner shower with
Unitchrome Triton Body jet
shower. Vanity unit with inset
wash hand basin and mixer taps.
W.C. PVC panelled walls. Ceramic
tiled floor. Pine ceiling.

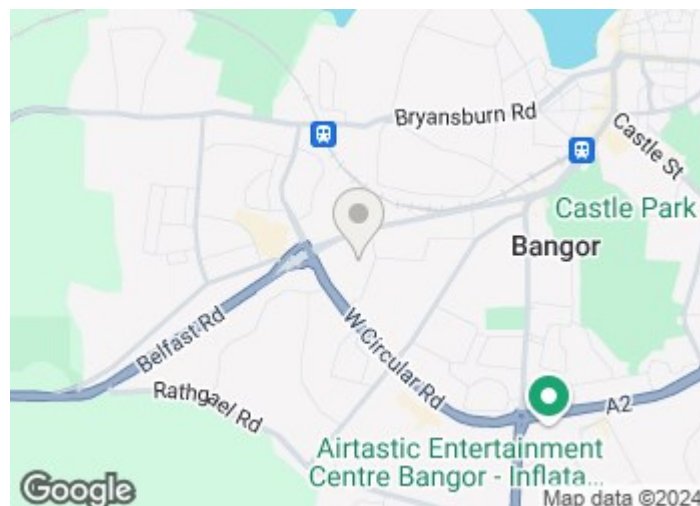
OUTSIDE

FRONT

Garden in lawn.

REAR

Enclosed garden in lawn.



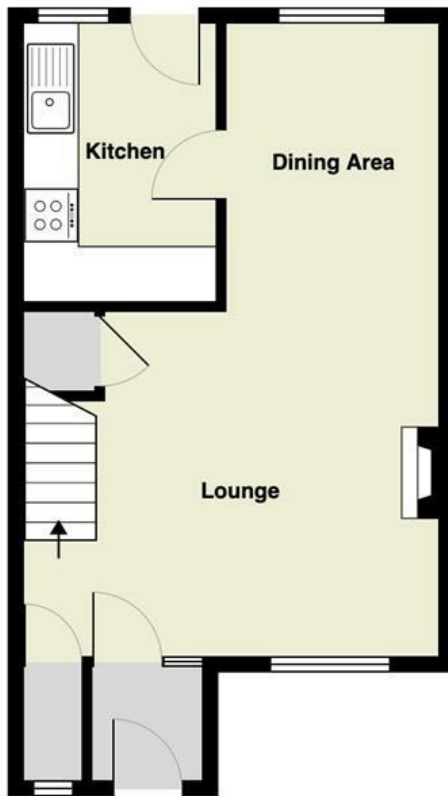
Directions



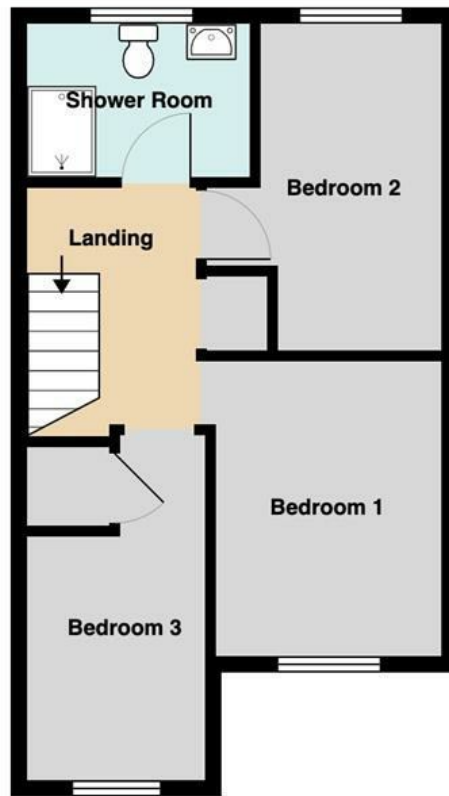
Floor Plan



12, Manor Court, BANGOR, BT20 3LQ



Ground Floor

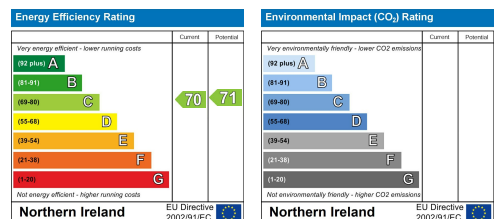


First Floor

Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only

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