



## 2A ROBINSON ROAD

Bangor BT19 6NJ

- New Build approximately 1540 SQ FT
- 3 Bedrooms ( Ensuite)
- 2 Reception Rooms
- Black Ash uPVC Double Glazing
- Heat Recovery System / Solar Panels
- Ground Floor Under Floor Heating / Phenix Gas
- High Specification Throughout
- 10 Year Build Guarantee

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £325,000**

# 2a Robinson Road

, Bangor, BT19 6NJ



## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

14'5" x 12'10" (4.39m x 3.91m)

### BEDROOM 3

11'11" x 8'7" (3.63m x 2.62m)

### BATHROOM

11'11" x 6'0" (3.63m x 1.83m)

### KITCHEN / DINING / LIVING

32'0" x 13'0" at widest point  
(9.75m x 3.96m at widest point)

### STAIRS TO LANDING

### BRDROOM 1

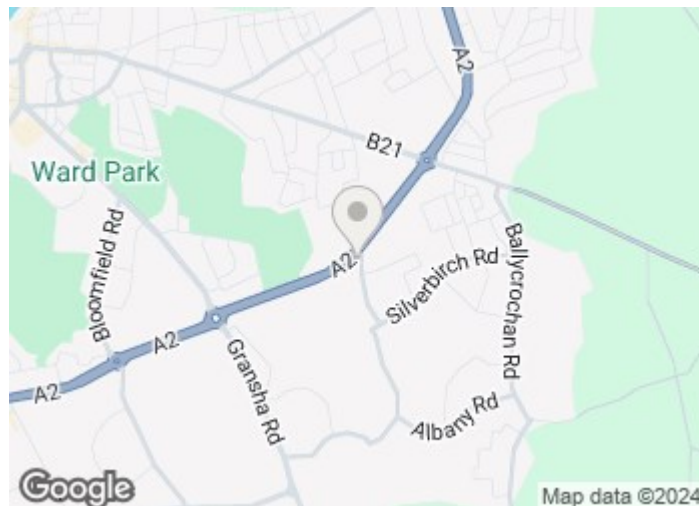
15'11" x 15'8" narrowing to 8'11"  
(4.85m x 4.78m narrowing to  
2.72m)

### BEDROOM 2

16'0" x 11'11" (4.88m x 3.63m)

### OUTSIDE

Gardens to be landscaped.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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