



## 2A ROBINSON ROAD

Bangor BT19 6NJ

- New Build approximately 1325 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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 £325,000**

# 2a Robinson Road

, Bangor, BT19 6NJ



## ACCOMMODATION

### ENTRANCE HALL

5 Downlights.

### 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)

White suite comprising: Free standing bath with mixer tap. Corner shower with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin with mixer taps. W.C. Part tiled walls. Chrome heated towel rail. 3 Downlights.

## KITCHEN / DINING / LIVING

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

Dusty grey high and low level cupboards and drawers with oak roll edge work surfaces. Beko ceramic hob and oven with microwave. Cooke & Lewis extractor canopy with integrated fan and light. Candy washer/dryer. Logik integrated fridge/freezer. Logik integrated dishwasher. 14 Downlights.

## STAIRS TO LANDING

### BEDROOM 1

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

## ENSUITE

Corner shower with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Ceramic tiled floor.

### BEDROOM 2

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

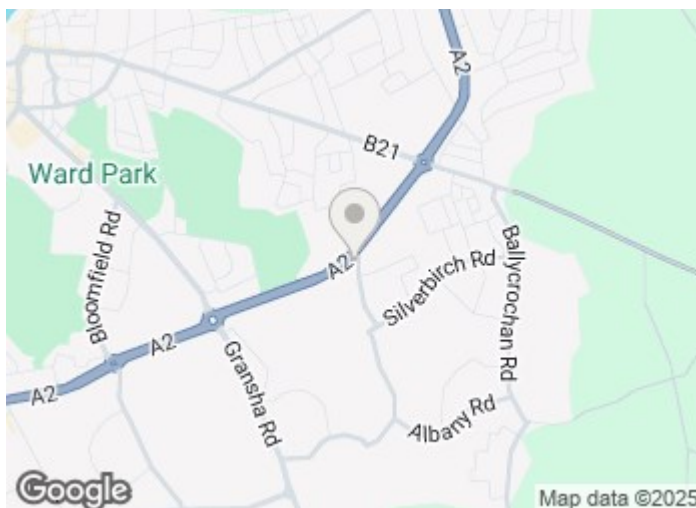
## OUTSIDE

### FRONT

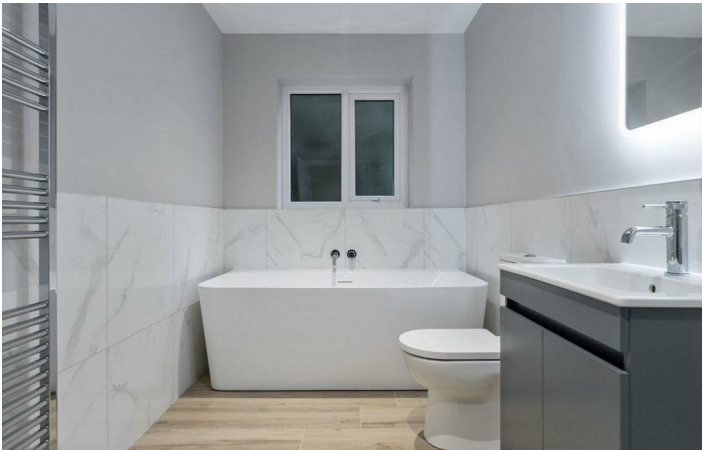
Garden in lawn with hedging. Lights.

### REAR

Enclosed garden with paved patio. Tap. Lights.



## Directions

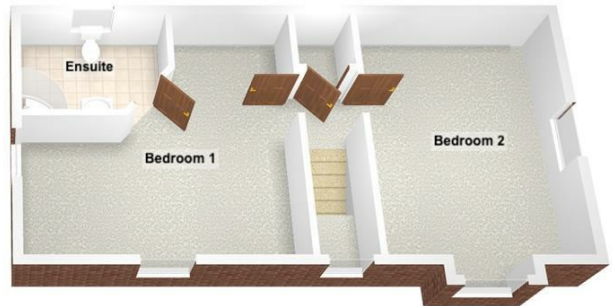


# Floor Plan

2a Robinson Road, BANGOR, BT19 6NJ



Ground Floor



First Floor

Total Area: 123.1 m<sup>2</sup> ... 1325 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs Northern Ireland EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions Northern Ireland EU Directive 2002/91/EC	

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