




## 4 KINWOOD GARDENS

Bangor BT19 6WA

- Conservatory
- 4 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Mahogany Kitchen
- Bathroom / Shower Room
- Spacious Site
- Cul De Sac
- No Onward Chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

**Offers Over £260,000**

# 4 Kinwood Gardens

, Bangor, BT19 6WA



## ACCOMMODATION

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

## ENTRANCE HALL

Solid pine wood floor.

## LOUNGE

16'7" x 10'10" (5.05m x 3.30m)

Open fireplace with raised granite hearth.

## BEDROOM 4/DINING ROOM

12'5" x 9'10" (3.78m x 3.00m)

## BATHROOM

Coloured suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. Built-in hotpress with lagged copper cylinder and Willis type immersion heater.

## FAMILY ROOM

13'4" x 9'3" (4.06m x 2.82m)

uPVC double glazed French doors to rear.

## KITCHEN

13'8" x 11'11" (4.17m x 3.63m)

Range of mahogany high and low level cupboards and drawers with roll edge work surfaces. Beko ceramic 4 ring hob and double oven. Extractor hood with Acorn built-in extractor fan. 11/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and dishwasher. Part tiled walls. Ceramic tiled floor. Breakfast table.

## CONSERVATORY

11'6" x 9'0" (3.51m x 2.74m)

## STAIRS TO LANDING

Double built-in wardrobe with mirrored sliding doors.

## BEDROOM 1

11'5" x 10'11" (3.48m x 3.33m)

## BEDROOM 2

12'11" x 9'10" (3.94m x 3.00m)

Access to roofspace. Access to eaves.

## BEDROOM 3

9'8" x 7'5" (2.95m x 2.26m)

Access to eaves.

## SHOWER ROOM

Comprising: Corner shower with Mira Excel shower unit. Pedestal wash hand basin. W.C. Tiled walls. Ceramic tiled floor. Access to eaves. Double glazed Velux window.

## OUTSIDE

### ATTACHED GARAGE

29'6" x 9'2" (8.99m x 2.79m)

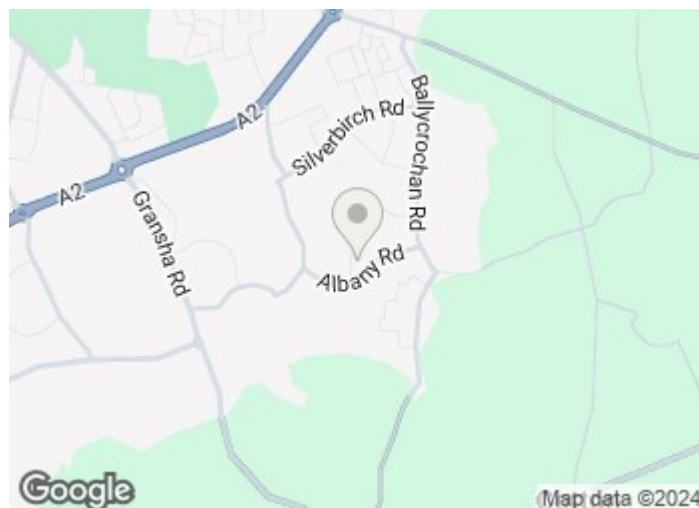
Roller door. Light and power.

### FRONT

Garden in lawn with mature trees and shrubs.

### REAR

Garden in lawn with mature trees and shrubs. Boiler house. PVC oil tank. Light and tap.

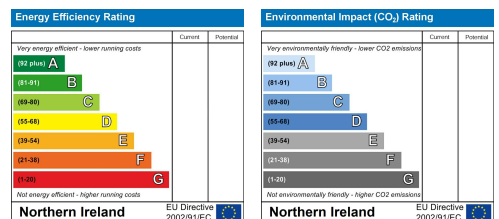


## Directions



# Floor Plan

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