

164 BLOOMFIELD ROAD SOUTH

Bangor. BT19 7DN

- Flexible Accommodation
- 4 Bedrooms
- 1+ Reception Room
- Phoenix Gas Heating System
- Upvc Double Glazing
- Modern Open Plan Kitchen
- White Bathroom Suite
- Well Presented Throughout
- Large Site

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £135,000

164 Bloomfield Road South , Bangor., BT19 7DN



ACCOMMODATION

UPVC double glazed door into ...

ENTRANCE PORCH

ENTRANCE HALL

WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps with splash back. W.C. Ceramic tiled floor.

BEDROOM 4 / LOUNGE

11'1" x 10'3" (3.38 x 3.12)

FAMILY ROOM

13'3" x 10'7" (4.04 x 3.23)

4 Downlights. Ceramic tiled floor. Floor to ceiling radiator. Open plan to ...

KITCHEN

17'4" x 10'5" (5.28 x 3.18)

Range of modern high and low level cupboards and drawers with roll edge

work surfaces incorporating unit display cabinets. 1½ tub single drainer stainless steel sink unit with mixer tap. Built-in Candy 4 ring ceramic hob and oven under. Extractor canopy with integrated fan and light. Integrated dishwasher and fridge/freezer. Part tiled walls. Upvc double glazed french doors to rear. Ceramic tiled floor. 7 Downlights.

STAIRS TO FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM 1

13'3" x 10'7" (4.04 x 3.23)

BEDROOM 2

11'1" x 10'3" (3.38 x 3.12)

BEDROOM 3

10'5" x 9'10" (3.18 x 3.00)

BATHROOM

White suite comprising: Jacuzzi Bath with mixer tap and Thermostatic shower over. Vanity unit with inset wash hand basin and mixer tap. W.C. Part tiled walls. Ceramic tiled floor. Chrome heated towel rail.

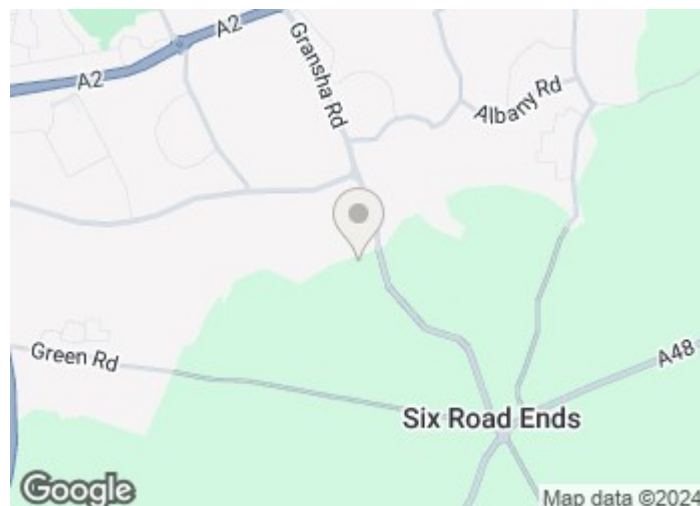
OUTSIDE

FRONT & SIDE

Garden in lawn with tress and shrubs. Light.

REAR

Enclosed garden in lawn with shrubs. Outhouse with power and plumbed for washing machine.



Directions



Floor Plan

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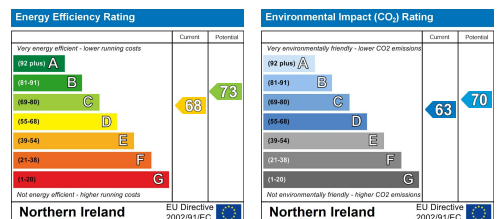
Ground Floor

First Floor

Total Area: 100.0 m² ... 1076 ft²

All measurements are approximate and for display purposes only

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