



1 COOLRAVEN PARK

Bangor BT19 1PD

- Location, Location, Location
- Affordable Bangor West Semi Chalet
- Lounge/Dining Area & Conservatory
- Serviceable Kitchen
- 3 Bedrooms
- White Shower Room
- Oil Fired Central Heating System
- Gardens to Front & Rear & Detached Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £160,000

1 Coolraven Park

, Bangor, BT19 1PD



ACCOMMODATION

White uPVC front door with complimentary white uPVC double glazed side window.

ENTRANCE HALL

Double panel radiator. Wooden laminate flooring. Understairs cloakspace. Access to kitchen and separate access to lounge.

LOUNGE

14'1" max x 13'3" max (4.29m max x 4.04m max) White uPVC double glazed windows. Double panel radiator. Wooden laminate flooring. Fireplace. 6 Pane glazed double doors to ...

DINING AREA

10'2" x 8'3" (3.10m x 2.51m) Wooden laminate flooring. Double panel radiator. Open access to ...

CONSERVATORY

13'9" x 7'7" (4.19m x 2.31m) Approached via 6 pane glazed double doors from dining area. Double panel radiator. White uPVC double glazed windows and side access door.

KITCHEN

12'0" max x 10'4" max (3.66m max x 3.15m max) High and low level units with roll edge work surfaces. Tiled floor. Part tiled walls. Extractor fan. Double panel radiator. White uPVC double glazed windows and rear door.

STAIRS TO FIRST FLOOR LANDING

Access to roofspace. Built-in hotpress with lagged copper cylinder . Willis type immersion heater.

BEDROOM 1

11'11" max x 9'6" max (3.63m max x 2.90m max) White uPVC double glazed windows. Single panel radiator. Built-in wardrobes with cupboards above.

BEDROOM 2

10'4" max x 10'6" max into door recess (3.15m max x 3.20m max into door recess) White uPVC double glazed windows. Single panel radiator. Wooden laminate flooring.

BEDROOM 3

10'4" x 6'9" (3.15m x 2.06m) White uPVC double glazed windows. Single panel radiator.

SHOWER ROOM

White suite with low flush W.C. Pedestal wash hand basin. Tiled shower cubicle with Triton electric shower. Tiled walls. Tiled floor. Single panel radiator. White uPVC double glazed window.

OUTSIDE

DETACHED GARAGE

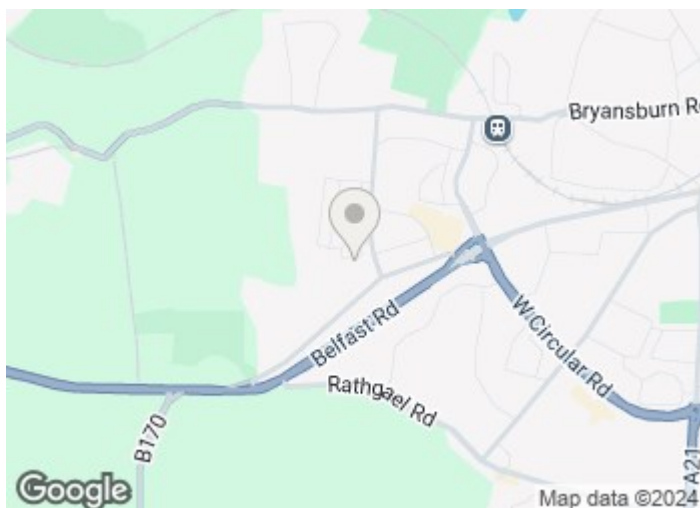
18'8" max x 11'7" max (5.69m max x 3.53m max) Roller shutter door. Side service door. Oil fired boiler. Light and power. Single glazed window.

FRONT

Garden laid in lawn. Light point. Tarmac drive. Double wooden gates to side gable.

ENCLOSED REAR

Mostly paved. PVC oil tank. Outside tap.

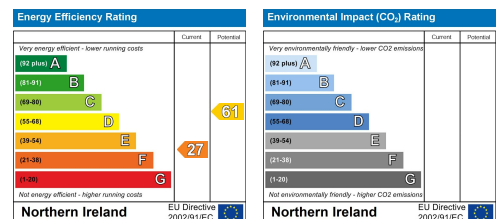


Directions



Floor Plan

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