



31 BRYANSFORD MEADOW

Bangor BT20 3NX

- 3 bedrooms
- Spacious Lounge
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- White Bathroom Suite
- Large Rear Garden
- Cul De Sac
- No Onward Chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	71
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £174,950

31 Bryansford Meadow

, Bangor, BT20 3NX



ACCOMMODATION

uPVC double glazed entrance door with opaque leaded glass light into

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ENTRANCE HALL

LOUNGE

13'5" x 11'10" (4.09m x 3.61m)

Open fireplace with tiled hearth. Solid oak wood floor.

BATHROOM

White suite comprising: Bath with Thermostatic shower over. Vanity unit with inset wash hand basin and mixer taps. W.C. Tiled walls. Ceramic tiled floor. 4 Downlights. Built-in extractor fan.

BEDROOM 3/FAMILY ROOM

10'4" x 9'10" (3.15m x 3.00m)

Built-in wardrobe.

KITCHEN

11'10" x 9'10" (3.61m x 3.00m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in Candy 4 ring ceramic hob and Belling double oven under. Stainless steel extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Ceramic tiled floor. Part tiled walls. Built-in storage cupboard.

STAIRS TO LANDING

Built-in storage cupboard.

BEDROOM 1

11'11" x 10'3" (3.63m x 3.12m)

Access to eaves. Range of built-in wardrobes with mirrored sliding doors.

BEDROOM 2

12'4" x 8'7" (3.76m x 2.62m)

Built-in wardrobe. Laminated wood floor. Access to eaves.

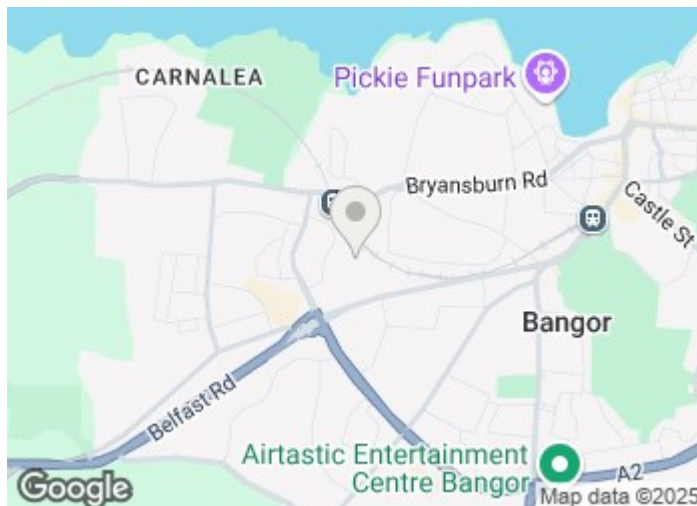
OUTSIDE

FRONT

Garden in lawn. Ample car parking. Light

REAR

Enclosed garden in lawn. Light. Tap. Summer House: 16'0" x 12'0". Outside power.

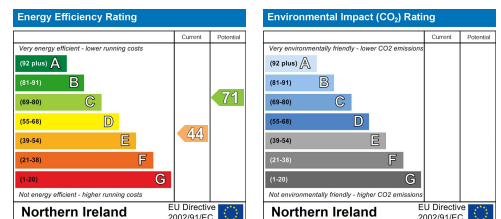


Directions



Floor Plan

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