

## 7 CLANDEBOYE ROAD

Bangor BT20 3LB

- 2 Reception Room
- Mostly Upvc Double Glazing
- Phoenix Gas Heating System
- Spacious Kitchen
- White Shower Room
- Off Street Parking
- Handy Location
- Immediate Possession
- 3 Bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £99,950**

# 7 Clandeboye Road

, Bangor, BT20 3LB



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

8 Pane glazed door into ...

## LOUNGE

13'2" x 10'10" (4.01 x 3.30)

Open fireplace with cast iron surround and slate hearth, pine mantel. Dimmer. 8 Pane glazed door into ...

## FAMILY ROOM

11'8" x 9'10" (3.56 x 3.00)

Fireplace closed over. Cornice. 15 Pane glazed door into ...

## KITCHEN

13'5" x 7'11" (4.09 x 2.41)

Range of high and low level

cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Chinese slate tiled floor. Stainless steel extractor canopy with integrated fan and light.

## REAR COVERED YARD

Plumbed for washing machine.

## STAIRS TO LANDING

## BEDROOM 1

8'2" x 8'2" (2.49 x 2.49)

## WASH ROOM

Comprising: W.C. Wash hand basin.

## BEDROOM 2

9'11" x 9'0" (3.02 x 2.74)

Open fireplace with cast iron surround.

## BEDROOM 3

10'5" x 9'0" (3.18 x 2.74)

Open fireplace with cast iron surround.

## SHOWER ROOM

Comprising: Corner shower with Thermostatic shower over. Pedestal wash hand basin. 3 Downlights. Part tiled walls.

## OUTSIDE

## FRONT

Garden.

## REAR

Enclosed garden in stones.



## Directions





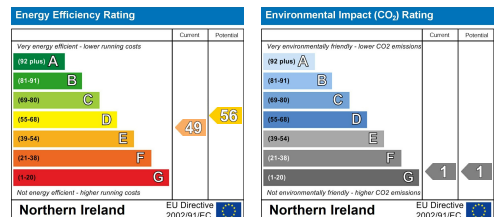
# Floor Plan

7 Clondeboye Road, Bangor. BT20 3LB



**Ground Floor**  
**First Floor**  
 Total Area: 88.8 m<sup>2</sup> ... 956 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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