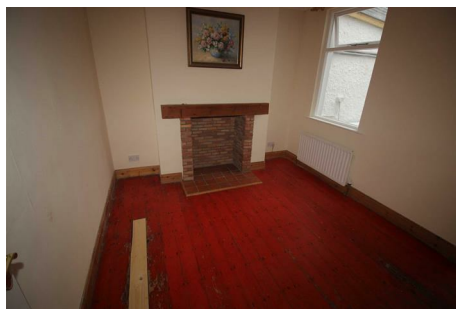




7 CLANDEBOYE ROAD

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		
Northern Ireland		
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

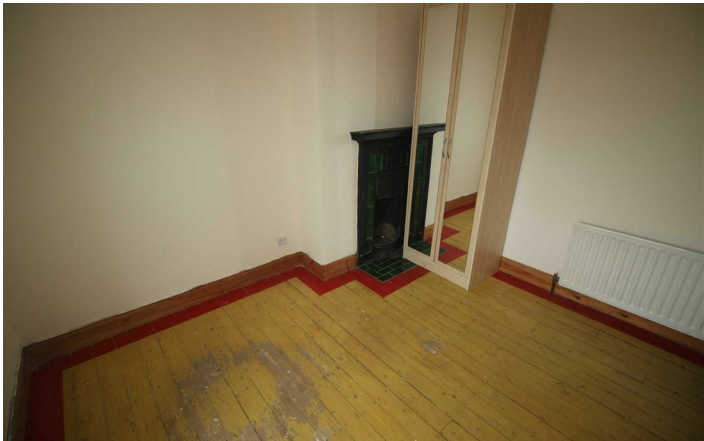
Garden.

REAR

Enclosed garden in stones.



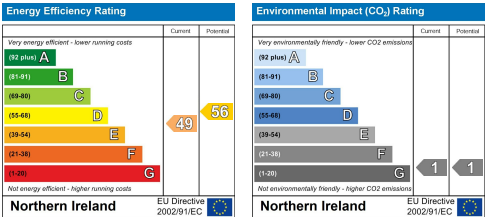
Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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