



7 SHANDON DRIVE

Bangor BT20 5HL

- Location, Location, Location
- Superior Semi Detached Villa
- 4 Bedrooms & 2 Reception Rooms
- Well Appointed Kitchen. Utility Room
- Ground Floor W.C.
- 3 Piece White Bathroom & Separate W.C.
- Gas Fired Central Heating System
- Manageable Front & Rear Gardens & 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	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £350,000

7 Shandon Drive

, Bangor, BT20 5HL



ACCOMMODATION

White uPVC double glazed front door and over panel. White uPVC double glazed window.

ENTRANCE HALL

Tiled floor. Double panel radiator. Picture rail. Corniced ceiling. Understairs cloakspace.

LOUNGE

15'6" max into bay x 13'8" max (4.72m max into bay x 4.17m max)

White uPVC double glazed windows. 2 Double panel radiators. Picture rail. Corniced ceiling. Wooden flooring. Feature multi-purpose burning stove.

DINING ROOM

11'9" x 12'5" max from door recess to chimney brea (3.58m x 3.78m max from door recess to chimney brea)

Single glazed windows. Double panel radiator. Wooden flooring. Raised open fireplace (not in use at present). 15 Pane glazed internal door to kitchen/dining area.

KITCHEN/BREAKFAST AREA

15'3" max x 9'5" max (4.65m max x 2.87m max)

High and low level units with roll edge work surfaces. Concealed lighting. Sink unit with mixer taps. Extractor fan. Integrated 4 ring gas hob and electric oven. Integrated dishwasher. Double panel radiator. Panelled ceiling. Ceiling downlights. White uPVC double glazed windows and rear door.

UTILITY ROOM

Plumbed for washing machine and tumble dryer. Panelled ceiling. Ceiling downlights.

SEPARATE W.C.

White suite with low flush W.C. Pedestal wash hand basin with tiled splashback. White uPVC double glazed windows. Panelled ceiling. Ceiling downlights.

STAIRS TO FIRST FLOOR LANDING

Feature stained glass leaded single glazed internal window. (Glazed window beyond). Separate uPVC double glazed windows. Part corniced ceiling. Access to roofspace.

BEDROOM 1

15'6" max into bay x 8'6" to wardrobes (4.72m max into bay x 2.59m to wardrobes)

White uPVC double glazed windows. Corniced ceiling. Picture rail. Wooden flooring. Wide range of fitted wardrobes with sliding doors and 3 mirrored opening doors. Double panel radiator.

BEDROOM 2

11'10" x 10'9" max (3.61m x 3.28m max)

White uPVC double glazed window. Double panel radiator. Ceiling rose. Corniced ceiling.

BEDROOM 3

9'6" x 9'0" (2.90m x 2.74m)

White uPVC double glazed windows. Double panel radiator.

BEDROOM 4/STUDY

8'6" x 8'5" max (2.59m x 2.57m max)

White uPVC double glazed windows. Double panel radiator. Part panelled wall. Shelving.

BATHROOM

White suite comprising: Panelled bath with mixer tap.

Pedestal wash hand basin with mixer tap. Tiled shower cubicle with Aqualisha shower. Built-in cupboard with wall mounted gas boiler. Panelled ceiling. Tiled floor. Part tiled walls. Ceiling downlights. White uPVC double glazed windows.

SEPARATE W.C.

White low flush W.C. Part panelled walls. Tiled floor. White uPVC double glazed windows. Panelled ceiling.

ROOFSPACE

Folding ladder . Partially floored. Light point.

OUTSIDE

GARAGE

Light and power. Single glazed windows. Adjoining shed.

FRONT

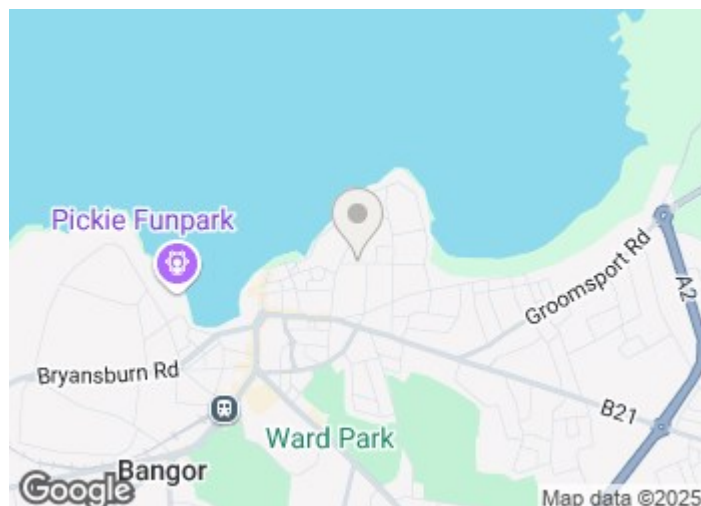
Tarmac drive. Plants and shrubs. Brick paved steps to front door. Open porch area. Light point. Double power point.

SIDE

Tarmac drive. Outside tap.

ENCLOSED REAR

Concrete area. Area laid in stones. Paved area. Double power point. Plants and shrubs. Pergola. Summerhouse/store. Light point.

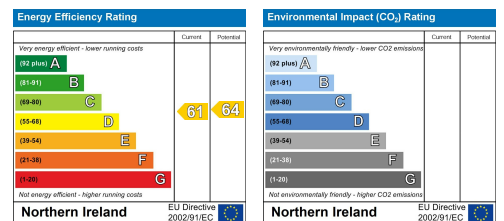


Directions



Floor Plan

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