

## 50 MOIRA DRIVE

Bangor BT20 4RW

- Location, Park Views & Charm
- Spacious Detached Residence
- Potential 4 Bedrooms & 3 Reception Rooms
- Well Appointed Kitchen
- Ground Floor Shower Room & First Floor Shower Room
- Master Bedroom Ensuite
- Gas Central Heating System
- Mature Well Stocked Gardens & Integral Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £350,000**



# 50 Moira Drive

, Bangor, BT20 4RW



## ACCOMMODATION

Double wooden entrance door with single glazed leaded insets. Wooden single glazed over window.

## ENTRANCE PORCH

Tiled floor. Downlight. White uPVC double glazed door, side and over panels to ....

## WELCOMING ENTRANCE HALL

2 Double panel radiators. Picture rail. Ceiling downlights.

## DINING ROOM

12'2" x 12'11" (3.71m x 3.94m)

White uPVC double glazed windows. Double panel radiator. Corniced ceiling. Picture rail. Wall light points. 8 Pane glazed internal door linking to kitchen.

## DRAWING ROOM

15'10" x 12'5" (4.83m x 3.78m)

8 Pane bevelled glazed internal door from hall. White uPVC double glazed windows. Double panel radiator. Corniced ceiling. Picture rail. Feature oriel bay window and marble fireplace. Outlook to Ward Park.

## FAMILY ROOM

15'9" max into recess x 11'10" (4.80m max into recess x 3.61m )  
8 Pane glazed internal door from hall. Double panel radiator. Corniced ceiling. uPVC double glazed windows. Outlook to Ward Park.

## KITCHEN

18'8" max x 8'5" max (5.69m max x 2.57m max)

High and low level units with roll edge work surfaces. Concealed lighting. 11/4 bowl stainless steel sink unit with

mixer tap. Double panel radiator. Plumbed for dishwasher. Integrated 4 ring hob and oven and fridge/freezer. Tiled floor. Part tiled walls. Ceiling downlights. White uPVC double glazed windows. Outlook to Ward Park. Access to integral garage. Open access to ....

## MORNING ROOM

14'7" x 8'4" (4.45m x 2.54m)

Tiled floor. 3 Double panel radiators. Ceiling downlights. Feature exposed brick wall. Cast iron multi-fuel stove. White uPVC double glazed windows and rear door to decking. Outlook to Ward Park.

## BEDROOM 3

12'2" x 12'11" (3.71m x 3.94m)

White uPVC double glazed windows. Double panel radiator. Free standing wardrobes. Picture rail. Corniced ceiling. Ceiling downlights. Link door to ...

## SHOWER ROOM

Low flush W.C. Vanity unit with inset basin and mixer tap. Walk-in tiled shower cubicle with Mira electric shower. Ceiling downlights. Tiled floor. Single panel radiator. uPVC double glazed window. Seaprate door to hallway.

## STAIRS TO FIRST FLOOR LANDING

uPVC double glazed window with outlook to Ward Park. Corniced ceiling. Ceiling downlights. Double panel radiator. Access to roofspace. Built-in cupboard with shelving.

## BEDROOM 1

17'5" max x 11'10" max (5.31m max x 3.61m max)

White uPVC double glazed windows. Double panel radiator. Ceiling downlights. 2 Walk-in wardrobes.

## WHITE ENSUITE BATHROOM

Vanity unit with inset basin. Bidet. Low flush W.C. Panelled bath with mixer tap. Part tiled walls. Tiled floor. Double panel radiator. Ceiling downlight. White uPVC double glazed windows

## BEDROOM 2

11'2" max x 8'4" max (3.40m max x 2.54m max)

White uPVC double glazed windows. Single panel radiator. Ceiling Downlights. Outlook to Ward Park.

## SHOWER ROOM

Vanity unit with inset basin. Low flush W.C. Tiled shower cubicle with shower. Part panelled walls. Tiled floor. White uPVC double glazed windows. Ceiling downlights. Cupboard with wall mounted gas boiler.

## OUTSIDE

### ATTACHED GARAGE

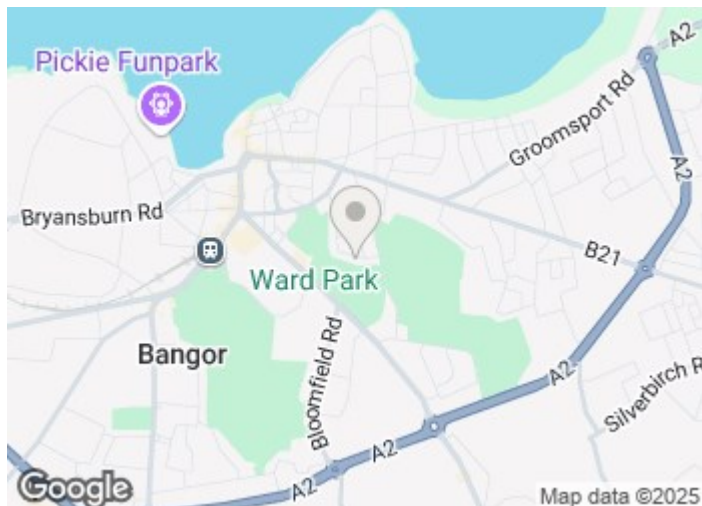
19'0" max x 8'11" max (5.79m max x 2.72m max)  
Roller shutter door. Light and power. Single glazed side service door.

### FRONT

Brick paved drive. Plants and shrubs and trees.

### ENCLOSED REAR

Garden laid in lawn, plants and shrubs. Crazy paved patio area. Outlook and access to Ward Park.



## Directions



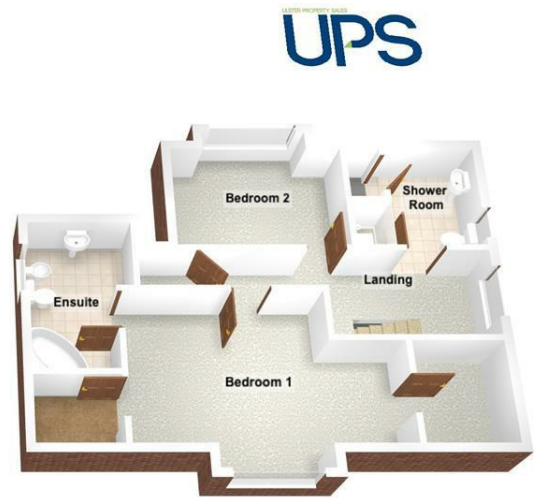


# Floor Plan

50 Moira Drive, BANGOR, BT20 4RW



Ground Floor



First Floor

Total Area: 159.2 m<sup>2</sup> ... 1713 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
Northern Ireland		Northern Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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