



## 22 SINCLAIR ROAD

Bangor BT19 1PF

- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Central Heating
- Kitchen
- Coloured Bathroom Suite
- Attached Garage
- In Need Of Modernisation
- No Onward Chain

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £160,000**

# 22 Sinclair Road

, Bangor, BT19 1PF



## ACCOMMODATION

Leaded uPVC double glazed entrance door with matching side panels into ...

## ENTRANCE HALL

## LOUNGE

14'1" x 13'3" (4.29m x 4.04m)  
Mock fireplace with stone surround. 8 Pane double doors into ...

## DINING ROOM

10'4" x 8'4" (3.15m x 2.54m)

## KITCHEN

11'10" x 10'4" (3.61m x 3.15m)  
Range of high and low level cupboards and drawers with work

surfaces. Built-in ceramic 4 ring hob. Double drainer stainless steel sink unit with mixer taps. Plumbed for washing machine.

## STAIRS TO LANDING

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## BEDROOM 1

14'0" x 9'4" (4.27m x 2.84m)  
Built-in wardrobe.

## BEDROOM 2

10'4" x 8'4" (3.15m x 2.54m)

## BEDROOM 3

10'4" x 6'10" (3.15m x 2.08m)  
Enclosed shower cubicle with electric shower.

## BATHROOM

Coloured suite comprising: Panelled bath. Pedestal wash hand basin. W.C. Tiled walls. Pine ceiling.

## OUTSIDE

## ATTACHED GARAGE

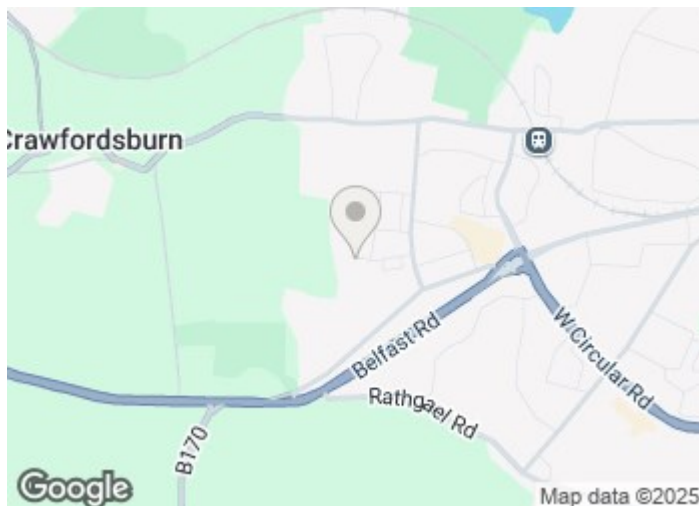
28'9" x 8'6" (8.76m x 2.59m)  
Up and over door. Light and power. Oil fired boiler.

## FRONT

Garden in lawn with shrubs.

## REAR

Enclosed garden in lawn with conifers. PVC oil tank. Paved patio.

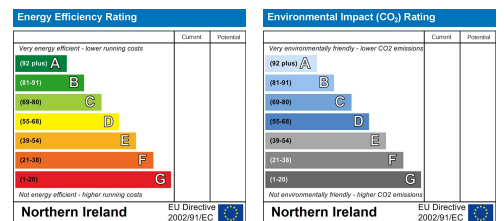


## Directions



# Floor Plan

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