

BANGOR BT20 3JQ  
**57 CLANDEBOYE ROAD**



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BANGOR BT20 3JQ

**57 CLANDEBOYE ROAD**

Offers over: £115,000

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- Excellent mid terrace home
- Living room with feature fireplace
- Modern fitted kitchen open plan to dining room
- Two double bedrooms
- uPVC double glazing & SFCH
- Private front & rear gardens
- Popular residential location
- Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 F	
1-20	G		

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## 57 CLANDEBOYE ROAD

This mid terrace property has been tastefully decorated by the current owner. The accommodation comprises living room, dining room, modern fitted kitchen, two double bedrooms and contemporary bathroom.

The current heating system is solid fuel, the estimated cost of gas conversion is £4,000.

The location is very convenient to Bangor city centre and the wide range of cafés, restaurants, leisure facilities and other amenities on offer. A number of excellent schools are close by while Belfast is only a short commute away. This property is sure to appeal to first time buyers, investors and buy to let landlords.

### INTERIOR

#### GROUND FLOOR

Entrance hall.

#### Living room

11'11" x 9'7" (3.63m x 2.93m) at widest points

With feature fireplace and laminate floor.

#### Dining room

12'6" x 7'7" (3.82m x 2.31m)

With laminate floor and storage downstairs. Open plan to...

#### Kitchen

8'11" x 8'5" (2.72m x 2.56m)

Fitted kitchen with both high and low level units, electric hob, cooker, single drainer sink and plumbing for washing machine. The kitchen has been finished with partially tiled walls and laminate floor.

#### FIRST FLOOR

Landing with large storage cupboard.

#### Bedroom 1

12'5" x 11'10" (3.79m x 3.61m)

Double bedroom with carpet.

#### Bedroom 2

10'10" x 8'5" (3.29m x 2.57m)

Double bedroom with carpet.

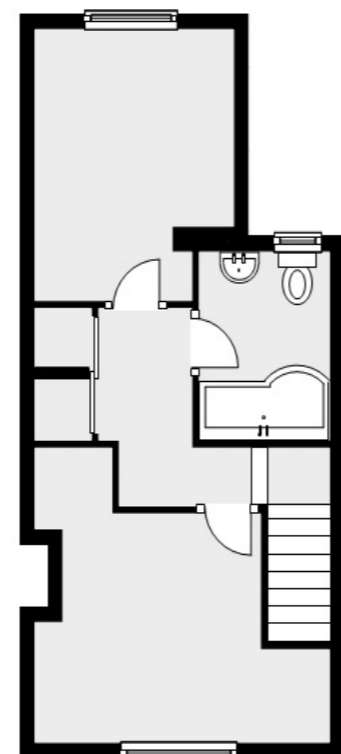
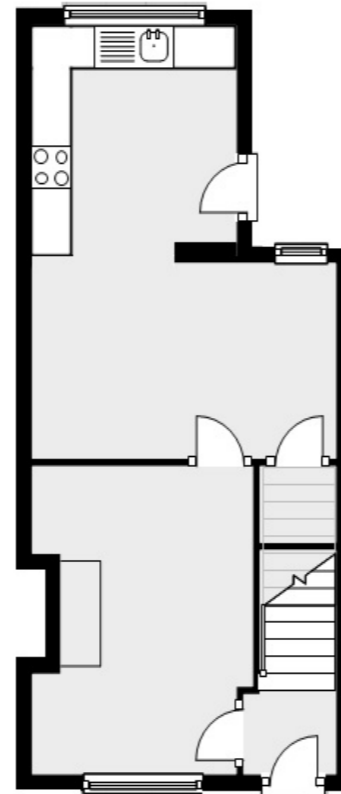
#### Bathroom

With white suite comprising panelled bath with shower from taps over, pedestal wash hand basin and low flush WC. The bathroom is finished with heated towel rail, partially tiled walls and vinyl floor.

### EXTERIOR

Enclosed front garden.

Private rear garden laid in lawn.



ARRANGE A VIEWING 028 9146 5000  
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