

4 CRANLEY HILL

Bangor BT19 7ST

- 3 Bedrooms
- 1+ Reception Room
- uPVC Double Glazing
- Oil Fired Heating System
- Coloured Bathroom Suite
- Detached Garage
- Cul De Sac
- In Need Of Modernisation
- Immediate Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £199,950

4 Cranley Hill

, Bangor, BT19 7ST



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Built-in hotpress with copper cylinder and Willis type immersion heater. Cloak Room off.

LOUNGE

15'8" x 12'0" (4.78m x 3.66m)
Open fireplace with back boiler, Scrabo stone surround and tiled hearth.

DINING AREA

8'72 x 8'5" (2.44m x 2.57m)
Aluminium double glazed patio door to rear.

KITCHEN

12'5" x 9'9" (3.78m x 2.97m)
Range of high and low level cupboards and drawers with work surfaces. Double drainer stainless steel with mixer tap. Plumbed for washing machine. Built in Larder. Part tiled walls.

BEDROOM 1

11'10" x 11'4" (3.61m x 3.45m)

BEDROOM 2

11'5" x 9'2" (3.48m x 2.79m)

BEDROOM 3

8'6" x 7'6" (2.59m x 2.29m)
Built-in wardrobe.

BATHROOM

Coloured suite comprising: Panelled bath with mixer tap and telephone shower attachment. Pedestal wash hand basin. W.C. Tiled walls.

OUTSIDE

DETACHED GARAGE

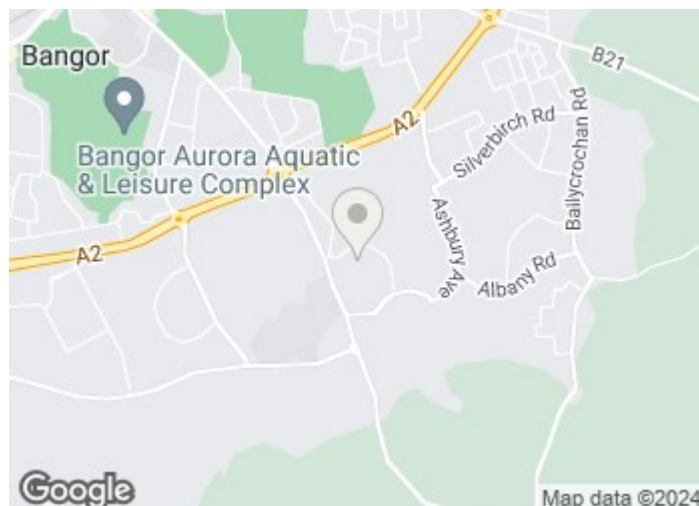
19'6" x 9'4" (5.94m x 2.84m)
Up and over door.

FRONT

Garden in lawn with shrubs.

REAR

Enclosed garden in lawn with trees and shrubs. Boiler House. PVC Oil Tank. Light. Tap.



Directions



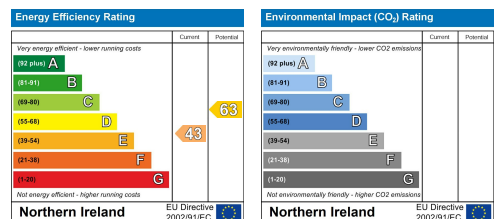
Floor Plan

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Total Area: 81.6 m² ... 878 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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