



## 42 CLIFTON ROAD

Bangor BT20 5HY

- Flexible Accommodation
- 3 Bedrooms / Study
- 2 Reception Rooms
- Spacious Kitchen
- Phoenix Gas Heating System
- Part Double Glazing
- White Bathroom Suite
- Handy Location

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>			
(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 Over £260,000**

# 42 Clifton Road

, Bangor, BT20 5HY



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

Double doors into ...

## KITCHEN

16'11" x 15'11" (5.16m x 4.85m)

Range of high and low level cupboards and drawers with roll edge work surfaces. Single drainer sink unit with mixer taps. Plumbed for dishwasher. 4 Downlights. Ceramic tiled floor. Extractor canopy with integrated fan and light.

## FAMILY ROOM

15'6" x 8'6" widening to 14'9" and narrowing to 10 (4.72m x 2.59m widening to 4.50m and narrowing to 3)

Laminated wood floor. uPVC double glazed French doors leading to rear. Dimmer.

## UTILITY ROOM

7'10" x 6'4" (2.39m x 1.93m)

Plumbed for washing machine. Ceramic tiled floor.

## WASH ROOM

Comprising: Pedestal wash hand basin. W.C. Ceramic tiled floor. Built-in cupboard.

## STORE ROOM

16'10" x 9'5" widening to 12'2" (5.13m x 2.87m widening to 3.71m)

Laminated wood floor.

## LOUNGE / BEDROOM 1

15'7" x 12'10" into bay (4.75m x 3.91m into bay)

Open fireplace with stone surround and hearth, wood mantel.

## BEDROOM 2

12'7" x 10'11" (3.84m x 3.33m)

Built-in wardrobe.

## BEDROOM 3

10'11" x 9'11" (3.33m x 3.02m)

4 Downlights.

## BEDROOM 4

9'5" x 7'11" (2.87m x 2.41m)

Picture rail.

## STUDY

14'3" x 6'3" at widest point (4.34m x 1.91m at widest point)

Built-in storage cupboards.

## BATHROOM

White suite comprising: Pine panelled bath. Pedestal wash hand basin. W.C. Shower cubicle with New Team shower. Built-in extractor. Ceramic tiled floor. Part tiled walls.

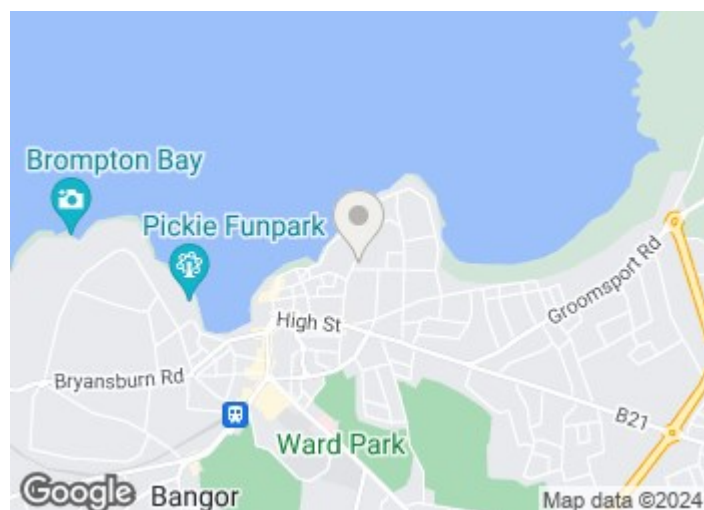
## OUTSIDE

### FRONT

Garden with trees and shrubs.

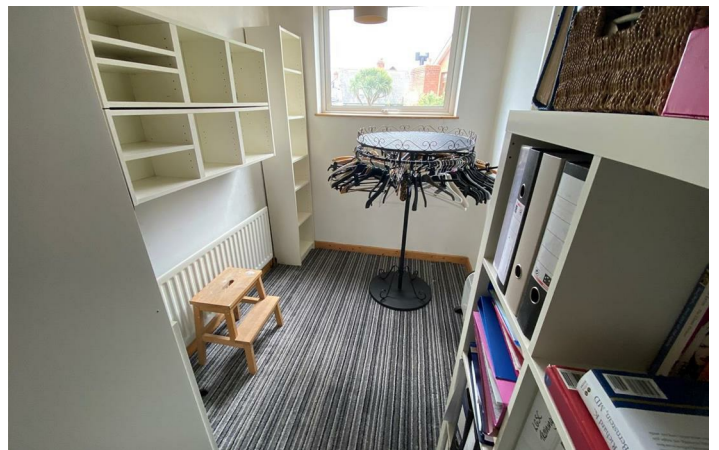
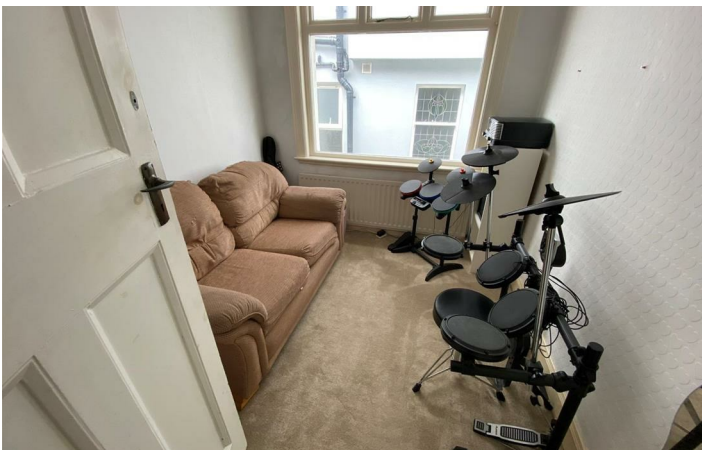
### REAR

Garden in paving with trees and shrubs. Tap. Light.



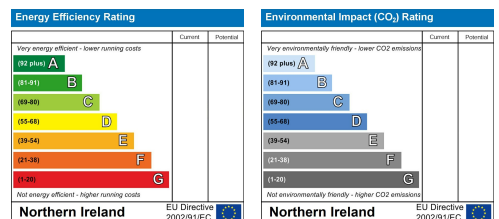
## Directions





# Floor Plan

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