



## 2 TINTO CRESCENT

Bangor BT19 6DE

- Flexible Accommodation
- 3 Bedrooms
- Spacious Lounge
- Oak Kitchen
- uPVC Double Glazing
- Phoenix Gas Heating System
- Cul De Sac
- Immediate Possession

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>		58	69
(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 £149,950**

# 2 Tinto Crescent

, Bangor, BT19 6DE



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE PORCH

Glazed door into ...

## ENTRANCE HALL

## LOUNGE

14'5" x 10'3" (4.39m x 3.12m)

Open fireplace with tiled surround and hearth, mahogany mantel.

## BEDROOM 3

10'4" x 9'0" (3.15m x 2.74m)

## KITCHEN

13'5" x 8'8" (4.09m x 2.64m)

Range of oak high and low level

cupboards and drawers with roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Part tiled walls. Built-in storage cupboard.

## SHOWER ROOM

Comprising: Corner shower shower with Thermostatic shower over. Pedestal wash hand basin. W.C. PVC panelled walls. Built-in storage cupboard. Chrome heated towel rail.

## STAIRS TO LANDING

## BEDROOM 1

11'3" widening to 14'9" x 12'4" (3.43m widening to 4.50m x 3.76m)

## BEDROOM 2

10'4" x 8'11" (3.15m x 2.72m)

## OUTSIDE

## FRONT

Garden in lawn with shrubs.

## REAR

Enclosed garden in pavestones.



## Directions



# Floor Plan

2 Tinto Crescent, BANGOR, BT19 6DE



Ground Floor

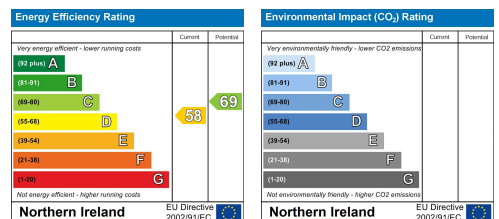


First Floor

Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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