



87 BRYANSBURN ROAD

Bangor BT20 3SD

- Flexible Accommodation
- 4 Bedrooms
- Spacious Living Room
- Cream Kitchen
- uPVC Double Glazing
- Gas Heating System
- White Bathroom Suite
- Mature Gardens

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £299,950

87 Bryansburn Road , Bangor, BT20 3SD



ACCOMMODATION

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

ENTRANCE PORCH

Pine door into ...

ENTRANCE HALL

LOUNGE

20'4" x 11'0" (6.20m x 3.35m)

Open fireplace with gas stove, reclaimed brick surround and slate hearth.

KITCHEN

19'2" x 14'8" (5.84m x 4.47m)

Range of Country Cream high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets. Built-in White Westinghouse 4 ring gas hob and oven.

Extractor hood with integrated extractor fan and light. Ceramic single drainer sink

unit with mixer taps. Beko integrated dishwasher. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. Beamed ceiling. Georgian uPVC double glazed French doors leading to rear.

INNER HALL

BATHROOM

White suite comprising: Pine panelled bath with mixer tap and telephone shower attachment. Vanity unit with inset wash hand basin. W.C. Shower cubicle with Mira Events electric shower. Part tiled walls. Ceramic tiled floor. Built-in storage cupboard.

BEDROOM 4

11'9" x 9'1" (3.58m x 2.77m)

BEDROOM 3 / DINING ROOM

11'10" x 10'0" (3.61m x 3.05m)

Oak lamianted wood floor.

STAIRS TO LANDING

Double glazed Velux window. Double built-in wardrobe.

BEDROOM 1

14'8" x 11'7" (4.47m x 3.53m)

BEDROOM 2

11'8" x 8'9" (3.56m x 2.67m)

Access to eaves.

OUTSIDE

TIMBER GARAGE

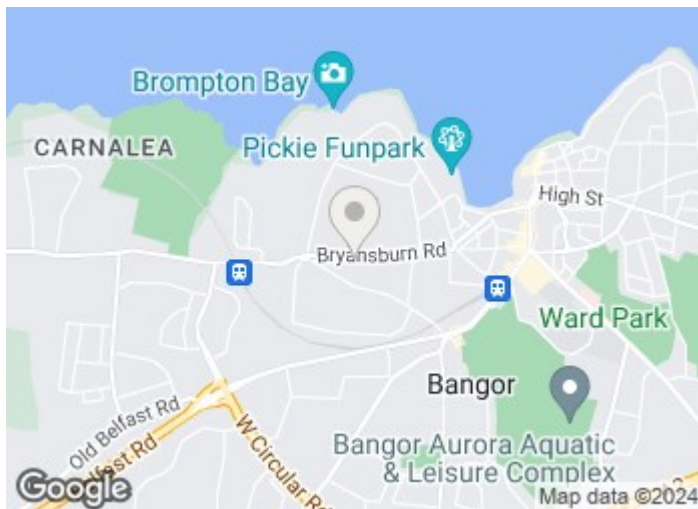
Double doors.

FRONT

Garden in lawn with mature trees and shrubs.

REAR

Enclosed garden in lawn with mature trees and shrubs. Paved patio. Tap. Lights. Boiler house.



Directions



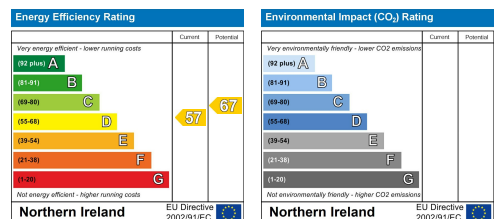
Floor Plan

87 Bryansburn Road, BANGOR, BT20 3SD



Total Area: 127.9 m² ... 1377 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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