



251 CLANDEBOYE ROAD

Bangor BT19 1AA

- Well Presented Throughout
- 3 Bedrooms
- 1+ Reception Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Kitchen
- White Bathroom Suite
- Attached Garage
- Immediate Possession

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	63	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 £130,000

251 Clandeboye Road

, Bangor, BT19 1AA



ACCOMMODATION

Opaque glazed door with matching side panel into ...

ENTRANCE HALL

Telephone point.

LOUNGE/DINING AREA

24'0" x 11'3" narrowing to 8'1" (7.32m x 3.43m narrowing to 2.46m)

Open fireplace with cast iron effect and tiled hearth. Laminated wood floor.

KITCHEN

9'1" x 8'0" (2.77m x 2.44m)

Range of white high and low level cupboards and with roll edge work surfaces. Built-in 4 ring gas hob and oven under. Built-in Zanussi

extractor fan. Single drainer sink unit with mixer taps. Bosch integrated dishwasher. Part pine panelled walls. Part tiled walls. Ceramic tiled floor.

STAIRS TO FIRST FLOOR

BEDROOM 1

13'0" x 9'7" (3.96m x 2.92m)

Built-in wardrobe. Built-in cupboard. Laminated wood floor.

BEDROOM 2

9'7" x 8'2" (2.92m x 2.49m)

Built-in wardrobe. Telephone point.

BEDROOM 3

10'1" x 7'9" (3.07m x 2.36m)

Built-in wardrobe. Laminated wood floor.

BATHROOM

White suite comprising: Bath with Triton electric shower. Pedestal wash hand basin. W.C. Pine ceiling with 4 eyeball downlighters.

OUTSIDE

GARAGE

17'1" x 8'11" (5.21m x 2.72m)

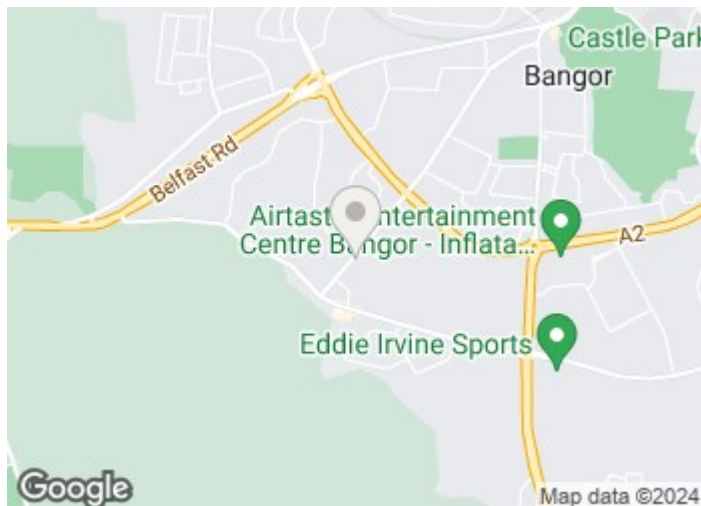
Roller door.

FRONT

Garden in lawn.

REAR

Garden in flagstones. Tap.

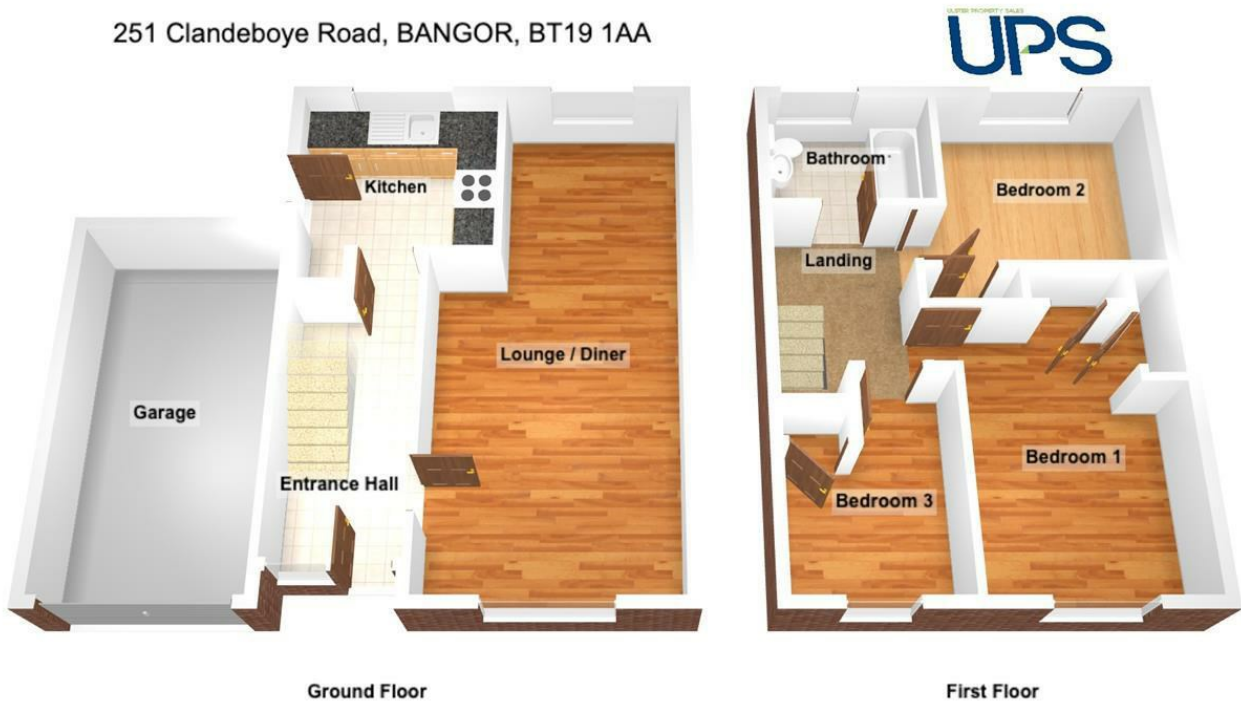


Directions



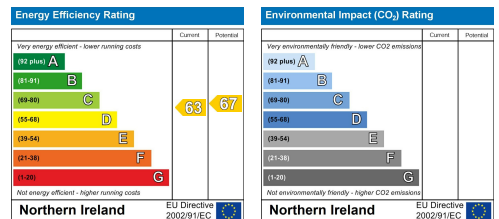
Floor Plan

251 Clondeboye Road, BANGOR, BT19 1AA



Total Area: 77.0 m² ... 829 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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