



62 FAIRFIELD ROAD

Bangor BT20 4TT

- 4 Bedrooms (Ensuite)
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Oak Kitchen
- White Bathroom Suite
- Utility Room
- Detached Garage
- Corner Site / Open Aspect
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £240,000

62 Fairfield Road

, Bangor, BT20 4TT



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

Laminated wood floor.

LOUNGE

22'4" x 13'7" (6.81m x 4.14m)

Open fireplace with surround and hearth.

Laminated wood floor.

DINING AREA

10'6" x 7'8" (3.20m x 2.34m)

4 Downlights.

KITCHEN

11'9" x 10'5" (3.58m x 3.18m)

Range of oak high and low level cupboards and drawers with roll edge work surfaces. Built-in Belling 4 ring hob and Creda double oven. Extractor canopy with integrated fan and light. 1 1/2 tub single drainer stainless steel sink unit with mixer taps. Plumbed for dishwasher. Part tiled walls. Ceramic tiled floor. 5 Downlights.

BEDROOM 3

12'0" x 10'11" (3.66m x 3.33m)

Range of built-in wardrobes. Fixed staircase to ...

BEDROOM 4

20'8" x 12'1" (6.30m x 3.68m)

Laminated wood floor. 2 Built-in wardrobes.

BEDROOM 2

12'0" x 10'11" (3.66m x 3.33m)

Built-in wardrobe. Laminated wood floor.

BATHROOM

White suite comprising: Panelled bath. Corner shower with Mira Vie electric shower. Pedestal wash hand basin with mixer taps. W.C. Tiled walls. 4 Downlights. Built-in extractor fan.

BEDROOM 1

15'7" x 9'11" (4.75m x 3.02m)

ENSUITE

Pedestal wash hand basin with splash back. W.C. 2 Downlights. Built-in extractor fan.

UTILITY ROOM

Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine. Ceramic tiled floor.

OUTSIDE

DETACHED GARAGE

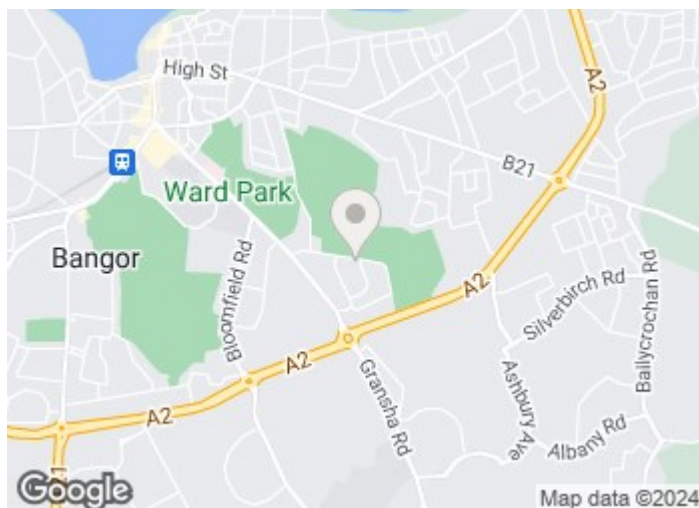
Roller door. Light and power.

FRONT & SIDE

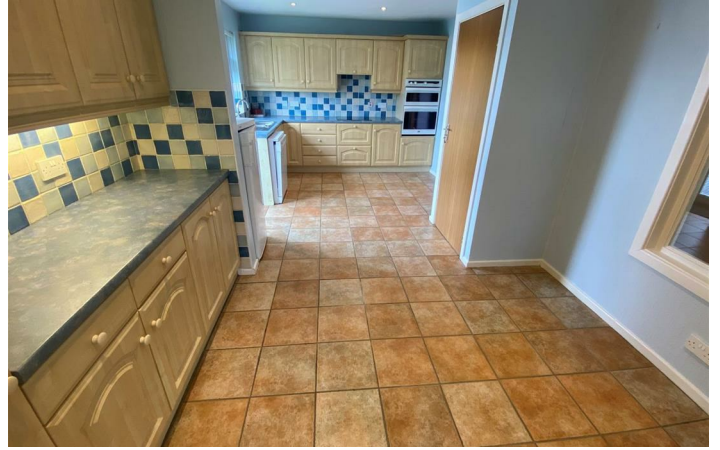
Garden in lawn with shrubs.

REAR

Garden in lawn with hedges. Tap. Sensor lights.



Directions



Floor Plan

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