


88 CLANDEBOYE ROAD

Bangor BT20 3JU

- Extended Semi
- 3 Bedrooms
- 2 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Newly Fitted Grey Kitchen
- Downstairs Shower Room
- Well Presented Throughout
- Handy Location

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			
(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 £125,000

88 Clandeboye Road

, Bangor, BT20 3JU



ACCOMMODATION

uPVC double glazed entrance door into ...

ENTRANCE HALL

LOUNGE

12'5" x 12'1" (3.78m x 3.68m)

Open fireplace with tiled surround and hearth, oak mantel.

KITCHEN

21'7" x 6'10" (6.58m x 2.08m)

Range of grey high and low level cupboards and drawers with roll edge work surfaces. Built-in extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer

taps. Plumbed for washing machine. Part tiled walls. Understairs storage cupboard.

DINING ROOM

13'3" x 6'11" (4.04m x 2.11m)

SHOWER ROOM

White suite comprising: Corner shower with Triton electric shower. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Built-in extractor fan.

STAIRS TO LANDING

BEDROOM 1

12'2" x 10'0" (3.71m x 3.05m)

Built-in wardrobe. Built-in

hotpress with lagged copper cylinder and Willis type immersion heater.

BEDROOM 2

9'8" x 7'9" (2.95m x 2.36m)

BEDROOM 3

7'0" x 6'4" (2.13m x 1.93m)

OUTSIDE

FRONT

Garden in brick paviors.

REAR

Enclosed garden in pavestones. PVC oil tank. Tap. Light. Boiler house.

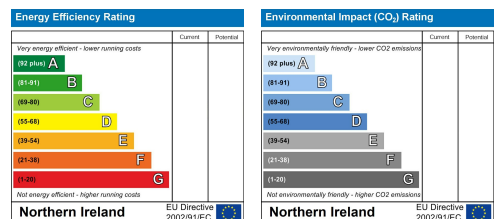


Directions



Floor Plan

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