

## 62A CENTRAL AVENUE

Bangor BT20 3AU

- Newly Refurbished Townhouse
- Flexible Accommodation
- 2 Bedrooms & 2 Receptions
- Open Plan Living Kitchen
- Modern White Shower Room
- uPVC Double Glazing
- Phoenix Gas Heating System
- Town Centre Living
- No Onward Chain

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>		
(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>	55	65
		EU Directive 2002/91/EC

**Offers Around £130,000**

# 62a Central Avenue

, Bangor, BT20 3AU



## ACCOMMODATION

uPVC Composite entrance door into ...

## ENTRANCE PORCH

Stairs to landing.

## BEDROOM 2

7'1" x 7'0" (2.16m x 2.13m)

## SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower over and Drencher. Vanity unit with inset wash hand basin and mixer tap. W.C. Heated towel rail. PVC ceiling with 2 Downlights. Built-in extractor fan.

## LOUNGE

14'4" x 13'5" (4.37m x 4.09m)

Feature reclaimed brick fireplace with multi-fuel burning stove and tiled hearth. Oak effect wood flooring. Panelled ceiling with 4 Downlights.

## BEDROOM 1

10'8" x 7'0" (3.25m x 2.13m)

Double built-in wardrobe.

## STAIRS TO LANDING

## FAMILY ROOM/BEDROOM 3

12'10" x 10'11" (3.91m x 3.33m)

Porcelain tiled floor. Feature exposed brick chimney breast. 3 Downlights. Open plan to ....

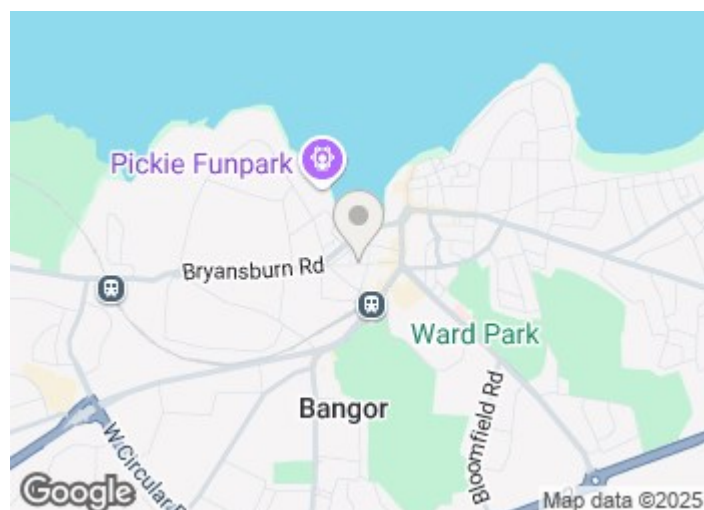
## KITCHEN

10'10" x 6'7" (3.30m x 2.01m)

Range of Sage high and low level cupboards and drawers with oak roll edge work surfaces. Built-in Beko 4 ring ceramic hob and oven under. Free standing fridge/freezer. Washing machine. Extractor canopy with integrated fan and light. Single drainer stainless steel sink unit with mixer taps. Porcelain tiled floor. Part tiled walls. Double glazed Velux window.

## OUTSIDE

Large patio area, ideal for summer barbecues.



## Directions





Floor Plan

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